

11 October 2024

Delivered by email and post

Local Plans team
Winchester City Council
City Offices
Colebrook Street
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Ref: WELS3000

Dear Sir/Madam

LAND AT HARESTOCK ROAD, WINCHESTER

These representations are submitted to the Winchester Local Plan Review Regulation 19 (the 'Reg 19 Plan') and supporting evidence on behalf of our clients and the landowners the Welch family, and in respect of land north of Harestock Road, Winchester, as identified at Appendix 1.

These representations are submitted to complement the completion of the on-line forms and should be read in conjunction with the forms given the additional detail provided. Reference is made to specific policies and evidence base documents where relevant.

The representations made, particularly in relation to housing provision and requirements, are in the context of the proposed amendments to the National Planning Policy Framework (NPPF) which were published for consultation in July 2024. It is understood that the Council's intention is to submit the Reg 19 Plan for Examination under Regulation 22 on or before [publication date + one month] of the amended NPPF, consistent with the draft transitional arrangements set out at paragraph 226 (c) of the revised NPPF. On this basis the Plan can be determined in accordance with the current NPPF.

This is important as, along with other important amendments, the proposed revised Standard Method has a significantly higher housing requirement for Winchester of 1,099 dwellings per annum (dpa), relative to 676 dpa currently.

In progressing the Reg 19 on the basis of the current NPPF and SM, as outlined the draft transitional arrangements above, the Council are relying on submitting the Plan under Regulation 22 before of 1 month after publication of the revised NPPF. These timescales are not fixed and cannot be guaranteed. However, on a without prejudice basis these representations are made based on the assessment of the Plan on the basis of the current NPPF. It should be noted that the transitional arrangements within the amended NPPF in any case commits LPAs to an early review of the Local Plan in these circumstances.

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Background to the Site

The site is located adjacent to the settlement policy boundary of Winchester as identified in the Regulation 19 Local Plan proposals map and is within the countryside and Winchester-Littleton Settlement Gap (**Policy NE7**). The residential suburb of Harestock is located to the south-east, with properties fronting on to Harestock Road opposite extending the length of the site and beyond.

There are also detached dwellings on the north-west side of Harestock Road, including adjacent to the site. There are two storage barns and parking area in the north-east part of the site.

There are mature trees and vegetation extend along all boundaries, but particularly to the north where this is extensive and includes mature trees. This assists in minimising public views of the site from the north and north-west.

The large strategic allocation (**Policy W2** of the Reg 19 Plan) at St.John Moore Barracks is located immediately to the north-east on the opposite side of Kennel Lane.

The site is not identified as an allocation within the Regulation 19 Local Plan. However, it was formally submitted as 5 individual parcels as part of the 'Call for Sites' exercise and was assessed as part of the relevant evidence base supporting the Local Plan. It was on this basis that on 20th July 2022, Council officers e-mailed our clients to confirm that:

"The Council is in the process of considering which sites should be allocated for development and is considering the allocation of these SHELAA sites for a mix of housing (sites LH09, LH10 and LH14) and open space (sites LH08 and LH15)."

The capacity of the site was estimated to be around 125 dwellings based on a total developable area of 4.2 hectares, and assuming open space would be provided adjacent. It is appreciated that this was on a without prejudice basis, however, it does demonstrate both the merits of the site and that the site was given serious consideration as an allocation.

Strategic Housing Land and Employment Land Availability Assessment (SHELAA) July 2023

The land is identified within the Strategic Housing and Employment Land Availability Assessment (SHELAA), July 2023, under various different parcel assessments : LH08; LH09; LH10; LH14 and LH15. Although parcels LH08, LH09 and LH14 are separate field parcels, they are adjacent to each other. Parcel LH10 and LH15 are to the immediate south-west and separated by from LH09 by an existing detached property and garden.

Combined the parcels are located adjacent to the settlement policy boundary of Winchester as identified in the adopted Plan and the Regulation 19 Local Plan. The residential suburb of Harestock is located to the south-east, with properties fronting on to Harestock Road opposite extending the length of the site and beyond. There are also detached dwellings on the north-west side of Harestock Road, including adjacent to parcel LH10, and as outlined above, separating parcel LH10 from LH09. There are two commercial storage barns, hardstanding and parking area within parcel LH14, and storage containers in Parcel LH10.

The SHELAA confirms that all of the parcels are available and deliverable and are not subject to any over-arching constraints. There are some limited constraints identified as 'Amber', although some notable variations between them notwithstanding they are adjacent to one another.

All the parcels have Amber constraints relating to the location within the countryside and Settlement Gap, as identified in the adopted Local Plan. However, Parcel LH08 and LH15 are the only parcels that are identified as having a landscape constraint, defined in the SHELAA as likely to be *'landscape sensitive'*, and Parcel LH14 is the only parcel not to be identified as having an amber *'accessibility constraints'*, defined as either having no access to a main highway, or being greater than 800m from a bus stop, local shops and facilities, and local primary schools.

The SHELAA also includes reference to the previous planning history of the parcels. In particular, an outline application (16/01188/OUT) for the development of all of the parcels, with the exception of the south-western part of LH08 and all of LH15, for up to 45 dwellings (including 40% affordable housing and at least 8 self-build units), public access, open space and barn for conversion for community. The application included a dedicated area of open space on the entirety of Parcel LH08 included within the application, and residential areas on Parcels LH09 and LH10, and mixed residential and community uses on LH14.

Notwithstanding the supporting information submitted, which included a Landscape and Visual Impact Assessment, the application was refused primarily on the detrimental impact on the landscape and settlement gap.

The above constraints are assessed as part of these representations and are considered can be suitably addressed as part of consideration of the allocation of the site for residential and open space use, which is considered appropriate and necessary as set out below, and therefore are not regarded as insurmountable.

Integrated Impact Assessment Report (IIAR) July 2024

The land and parcels are similarly assessed within the IIAR, which combines the necessary Sustainability Appraisal and Strategic Environment Appraisal to support the Reg 19 Plan, but with a much greater level of detail as required by Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004. Appendix E of the IIRA details the Site Assessment criteria and related scoring.

As referred to above, Parcel LH08 (and LH015) are being proposed as open space as part of a wider promotion for mixed residential and open space. Therefore the scoring and related assessment of their suitability for residential development are largely immaterial. The comments therefore focus on Parcels LH09, LH10 and LH14, where residential development is proposed.

The IIRA acknowledges that the site is sustainably located to a number of facilities and services. This is reflected in the minor positive scoring attributed to IIRA objective 1 (Climate change and reducing emissions); IIRA objective 2 (reducing car travel and air quality); and IIRA7 (accessibility to services, facilities and jobs).

These objectives are critical elements of the Regulation 19 Plan. The Council's Vision includes key references to *'20 minute Neighbourhoods'* and *'encouraging Active Travel'* and *'expects new development will address the needs of the area and enhance the sustainability of communities.'* Policy SP1 similarly refers to *'achieving high quality sustainable and inclusive development that is focused around sustainable travel modes of transport.'*

With the exception of IIRA objective 9 (biodiversity and geo-diversity), and to a lesser extent IIRA objective 12 (efficient use of the District's resources), all the 'residential' Parcels otherwise score negligible/uncertain impacts against other IIRA objective criteria. Of note that this includes IIRA 10 (conserve and enhance the character and distinctiveness of the landscape) where each parcel is considered to have low overall landscape sensitivity (our underlining). This compares with Parcels LH08 and LH15, which have a medium/higher level of landscape sensitivity. My client agrees with these conclusions, which reflect the approach to a potential disposition of residential and open space uses within any allocation.

The rationale for scoring a significant negative against IIRA objective 09 is because the parcels are within an SSSI Impact Risk Zone for 'residential' and within 500m of a locally designated wildlife site or ancient woodland. The site is located within the SSSI Impact Zone for the River Itchen SSSI, as is all of the built up area of Winchester and adjacent countryside. It is unclear why the parcels have been also identified as within 500m of a locally designated wildlife site or ancient woodland. Crab Wood is the nearest location for both Ancient Woodland and a Local Nature Reserve but is over 3 km away to the south-west.

The reference to significant negative impacts against IIRA objective 12 is simply because they are greenfield sites, though Parcel 14 scores a minor negative because it contains existing commercial storage barns, hardstanding and parking and therefore is in part brownfield land.

By way of comparison, the proposed Reg 19 allocation on Land West Courteny Road (**Policy W4**), is also located on the edge of Winchester and within the Settlement Gap, listed as Parcel HW09 in the IIRA, scored significantly less well. When assessed on the same basis prior to mitigation, it does not score positively against any objective criteria, and importantly, scores minor negative against the critical IIRA objective 1 (Climate change and reducing emissions); IIRA objective 2 (reducing car travel and air quality); and IIRA7 (accessibility to services, facilities and jobs). Equally, the site scores a minor negative/uncertain against IIRA objective 10, based on the conclusion it has medium-high landscape sensitivities. It should be noted that it is also an entirely greenfield site.

With mitigation, which primarily relates to providing a pedestrian crossing at Worthy Road and benefiting from a potential Park & Ride facility nearby, this does improve to negligible/uncertain effect on IIRA1, 2 and 7, but IIRA 10 remains as minor negative/uncertain. However, mitigation can similarly be provided at my client's site to enhance the scoring.

My client does not object to the principle of an allocation on the site/Policy W4. However, Parcels LH09, LH10 and LH14 at Harestock Road clearly outperform the draft allocation site in the IIRA assessment, one of the critical evidence based documents used to justify the site selection. The Council have offered no evidence to explain why Parcels LH09, LH10 and LH14 have not been allocated in preference to the Policy W4 allocation.

It is against this background that the Council have enhanced the capacity of the Policy W4 allocation from 100 dwellings in the Regulation 18 Plan, to 150 dwellings in the Regulation 19 Plan. This is a consequence of '*discussions with site promoter and reconfiguration of linked allocation at W1 Barton Farm to include associated formal open space.*' (para 6.6 Development Strategy and Site Selection July 2024).

Taking into account the need to accommodate a minimum of 1.5 hectares on site open space, the implications of noise disturbance on precluding development within proximity of the railway line, and the need to safeguard the Winchester-Headbourne Worthy Settlement Gap, the uplift in housing capacity will require a much higher density of development than originally anticipated. Taking into account the above and assuming a 4 hectare development area, this would equate to a net density of 37.5 dwellings per hectare. It is questionable whether this is appropriate on an edge of countryside location and a site that is acknowledged as having a medium-high landscape sensitivity.

Development Strategy and Site Selection (DSSS) July 2024

Paragraph 6.2 of the DSSS confirms that Winchester is the highest rated settlement in the settlement hierarchy review given it contains a large number of facilities and services, including 'higher order' facilities. Paragraph 6.4 includes a summary table of all those sites assessed within the IIRA within or on the edge of the built up area of Winchester. This includes LH09, LH10 and LH14. The table confirms that these sites score consistently well relative to many other sites identified in Winchester, particularly HW09 (**Policy W4 allocation**), as highlighted above. Of note is that this table identifies Parcel LH09 as scoring a minor negative against IIRA objective 9, which is inconsistent with the IIRA which scored this as a significant negative.

Appendix 3 of the DSSS assesses all the proposed Reg 19 allocations. This confirms at page 23 that the Policy W4 allocation had a landscape sensitivity score of 12, equating to a high landscape sensitivity where '*protection from development is the preferred option*'.

Review of Settlement Gaps (RoSG) July 2024

Paragraph 1.8 of the RoSG confirms that *Littleton/Winchester settlement gap has not been analysed in the Settlement Gap Review due to the ongoing masterplanning for the Sir John Moore Barracks allocations. This masterplanning process will determine the extent of built development, which will in turn inform any future review of the settlement gap, so analysing the settlement gap now would be premature.*

Whilst this is noted, it is not considered that a review would be premature in the context of potential site allocations within the Settlement Gap, including my client's land interests. This included a review of the impact of the proposed Policy W4 allocation on the Winchester-Headbourne Worthy/Kings Worthy Gap for example, though the relevant justification at paragraph 4.39 is very limited.

Regulation 19 Local Plan

Local Plan Vision and objectives

My client supports the Local Plan Vision and particularly that Winchester, as the cultural and economic centre of the district with a significant range of services, facilities and employment, will be the centre for growth. In addition, the concept of 20 minute neighbourhoods and ensuring that development is well located relative to facilities and services, including connected to public transport, rights of way and cycleways are also supported.

Similarly the related objectives at paragraph 3.6 are well considered. However, my client would stress the importance of demonstrating the imposition of LETI standards for residential development will not adversely affect viability. It is acknowledged that significance evidence has been presented to justify this approach.

Policy SP2 Spatial Strategy and Development Principles

The broad intention of the Policy and related distribution of growth is supported. It is agreed that Winchester should be a key focus for growth, acknowledging its role as the largest settlement in the District with by far the most extensive range of facilities and services and access to mainline railway station. It has the greatest potential therefore to deliver sustainable growth and realise the ambition of 20 minute neighbourhoods.

However, the Plan does not provide for a sufficient level of housing to meet needs. In addition, some of the specific sites identified within the Plan will not deliver the anticipated level of housing either within the five year period or the broader plan period. This is considered in further detail below against relevant policies.

Policy CN3 : Energy Efficiency Standards to Reduce Carbon Emissions

The Policy sets out the requirement to deliver new residential development that complies with the LETI standards. These standards go above and beyond the proposed Future Homes Standards to be incorporated with Part L of the Building Regulations. While this is commended, in order for the Local Plan to be found sound when it comes to Examination it is essential that any requirements that go beyond current or planned building regulations are well-reasoned and include a robustly costed rationale that ensures development remains viable and that the impact on housing supply and affordability is considered in accordance with the NPPF.

This position is highlighted within Housing Minister Lee Rowley's written ministerial statement (WMS) that accompanied the current consultation on the Future Homes and Buildings standards to be delivered by way of changes to Building Regulations (12 December 2023). The WMS states:

"... the introduction of the 2021 Part L uplift to the Building Regulations set national minimum energy efficiency standards that are higher than those referenced in the 2015 WMS rendering it effectively moot. A further change to energy efficiency building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continues to decarbonise. Compared to varied local standards, these nationally applied standards provide much-needed clarity and consistency for businesses, large and small, to invest and prepare to build net-zero ready homes.

The improvement in standards already in force, alongside the ones which are due in 2025, demonstrates the Government's commitment to ensuring new properties have a much lower impact on the environment in the future. In this context, the Government does not expect plan-makers to set local energy efficiency standards that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale."

Policy H1 : Housing Provision

The Plan covers the period to 2040 and contains proposed allocations to meet housing requirements over the plan period. These include both new allocations and allocations carried forward from the adopted Plan. It includes the current Standard Method (SM) requirement of 676 dpa as a starting point and my client acknowledges this is consistent with current NPPF guidance. Taking into account the SM for the early years of the plan, this equates to 13,565 dwellings for the district over the Local Plan period

to 2040. As highlighted above, this compares with a requirement set out the proposed revised SM for Winchester of 1,099 dpa, set out within the NPPF consultation.

However, paragraph 35 (c) of the NPPF confirms that in order for a Plan to be considered sound it must be positively prepared, and as a minimum, should meet the area's objectively assessed needs, as well as unmet need from neighbouring areas where it is practical to do so and is consistent with achieving sustainable development.

The Plan acknowledges at paragraph 9.16-9.18 that within Southern Hampshire there are a number of authorities that appear unable to meet their Standard Method housing need in full. The Partnership for South Hampshire (PFSH) has developed a Spatial Position Statement (SPS) published in December 2023 to address this.

This SPS recognises that in the short to medium term several authorities, including Winchester, should potentially be able to exceed their Standard Method based housing needs (para 3.33). Accordingly, WCC provide an uplift to the housing requirement of 1,900 dwellings to help contribute towards the PFSH shortfall.

Taking into account the unmet need uplift, this equates to total provision of 15,465 dwellings over the plan period, or 773 dpa. This does include 350 dwellings within the South Downs National Park part of the administrative area over the plan period.

The SPS is referred to specially within the Duty to Cooperate (DoCS) Statement (September 2024) published by WCC. However, neither the SPS nor the DoCS Statement provide any justification for the provision of 1,900 dwellings to meet unmet needs. Table 1 of the SPS identifies total unmet needs across PFSH of over 11,000 dwellings. This is a significant shortfall and whilst clearly Winchester cannot be expected to meet all of these needs it should be looking at developing a spatial strategy that would meet more of these needs than is currently being proposed.

Further evidence needs to be provided to justify why a figure of only 1,900 dwellings has been put forward. In the absence of this, it is difficult to determine whether this is reasonable in the context of the Reg 19 Plan being 'positively prepared'.

In addition to the above, there is no specific increase to account for any affordability as this is argued is already considered within the Standard Method. It is worth emphasising that the need for affordable / social rented housing in WCC has increased to about 368 dwellings per annum Winchester (Strategic Housing Market Assessment Update 2024).

Policy H2 : Strategic Housing and Supply

Policy H2 includes an approach to phasing new greenfield housing sites allocated within the Reg 19 Plan. This is intended to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. Accordingly, new greenfield allocations will not be permitted in advance of April 2030 unless they are needed to overcome a district level housing land supply shortfall, or to meet an identified priority need.

Whilst the ambition is commendable, it brings with it a significant risk of failing to deliver sufficient housing to meet needs within the five year period. As evidence below, several of the allocations on previously developed sites have considerable uncertainty regarding timescales for delivery. It is accepted that Policy H2 has a caveat in relation to circumstances where there is a housing land supply shortfall,

but this builds in a risk that speculative applications that sit outside the existing and proposed commitments will come forward.

Policy W1 : Barton Farm

Barton Farm is a former allocation that benefits from outline planning permission and several reserved matters. It includes numerous facilities and services as part of the permission. Barton Farm Primary Academy, a 420-place primary academy for children aged 4-11, opened in September 2020. The ongoing allocation continues to commit to the provision of a new local centre, small-scale employment uses, pre-school facilities and a Park & Ride.

Barton Farm is located approximately 1 kilometre east of my client's land interest at Harestock Road, and some of these facilities will be accessible by non-car modes.

Whilst the principle of the ongoing allocation is supported, based on historic delivery rates my client does not consider that the entirety of the allocation will be delivered within the plan period to 2040.

Para 12.5 of the Plan states that '*some 1,541 dwellings remained to be developed at April 2023*'. The Council anticipates delivery at a rate of 115dpa, as set out within the Authorities Monitoring Report (December 2023), which would equate to 1,840 dwellings to 2040 (16 * 115). However, the site is being progressed by single housebuilder, Cala Homes, and their related affordable partner, Vivid. Delivery has therefore been consistent but relatively low over a number of years, and it is considered a more cautious approach of assuming delivery of 75 dph would be appropriate. This would equate to 1,200 dwellings, a shortfall of some 341 dwellings. This shortfall could be addressed by including additional allocations, targeted in and around Winchester, of which my client site would represent a suitable site.

Policy W2 : St. John Moore Barracks

The allocation at St. John Moore Barracks for a residential led mixed use development including 750-1,000 dwellings is supported. This represents part brownfield site on the edge of Winchester, which includes the delivery of related facilities, services and infrastructure. These are expected to include the creation of neighbourhood centres with ancillary and supporting uses, a park and ride facility, and potentially on-site education provision. The southern part of the allocation is located within the Winchester- Littleton Settlement Gap.

This allocation is directly opposite my client's land interests, which are located directly to the south-west on the opposite side of Kennel Lane. The Policy proposes enhancements are anticipated to walking, cycling and bus connectivity to the city centre, railway station and wider locality. All of these would be easily accessible from my client's land interests being approximately 500m distant and could be connected via a dedicated 'green corridor' directly from the site. The ongoing development at Kings Barton to the east, and provision of similar facilities and services, is also relevant given it is also relatively accessible to the site.

Consequently, the proximity to these proposed facilities and services will further enhance the sustainability credentials of the site.

However, my client would query whether there is sufficient certainty that all of the allocation, particularly the residential parcels, will be delivered within the plan period. It is understood that consultation with the local community and key stakeholders is currently ongoing ahead of the submission of an outline application in Spring 2025.

The timescales set out within the consultation web site suggest delivery of new homes from 2027. This is ambitious, and past experience with delivery of housing from large sites such as this will take longer than this : *'...sites of 1,000+ dwellings take on average five years to obtain detailed planning permission, then a further 1.3 to 1.6 years to deliver the first dwelling.'* (Start to Finish 3 Lichfields – March 2024 Executive Summary). This would suggest delivery from 2031-32 at the earliest, making it very challenging to delivery up to 1,000 completions by 2040.

Policy W4 : Courtenay Road, Winchester

As outlined above, the Council have enhanced the capacity of the Policy W4 allocation from 100 dwellings in the Regulation 18 Plan, to 150 dwellings in the Regulation 19 Plan. This is a consequence of *'discussions with site promoter and reconfiguration of linked allocation at W1 Barton Farm to include associated formal open space.'* (para 6.6 Development Strategy and Site Selection July 2024).

Taking into account the need to accommodate a minimum of 1.5 hectares of on-site multi-functional accessible informal green space, the implications of noise disturbance on precluding development within proximity of the railway line, and the need to safeguard the Winchester-Headbourne Worthy Settlement Gap, the uplift in housing capacity will require a much higher density of development than originally anticipated.

Taking into account the above and assuming a 4 hectare development area, this would equate to a net density of 37.5 dwellings per hectare. It is questionable whether this is appropriate on an edge of countryside location and a site that is acknowledged as having a medium-high landscape sensitivity. An alternative would be to identify my client's site as at the very least an additional allocation.

Policy W7: Central Winchester Regeneration (CWR)

My client supports the principle of an allocation at CWR for mixed use including approximately 300 dwellings. However, this is a long standing allocation that has been carried forward from previous adopted Plans. It is a complex site with significant constraints including both built heritage and archaeology, flood risk and securing nutrient neutrality.

Whilst a development partner was secured in 2023, consultation and engagement are ongoing and there are currently no timescales for the submission of an application. Therefore, for similar reasons in respect of Policy W2 above, the delivery of approximately 300 dwellings within the plan period to 2040 is ambitious.

Policy W8: Station Approach

Station Approach is another long-standing allocation carried forward from previous adopted Plans. Whilst design concept plans are currently being developed by consultants, there is no development partner in place.

My client again supports the ambition of the Policy to secure the regeneration of this brownfield site, but its deliverability and timescales for delivery are again highly questionable in the absence of more detailed evidence.

Policy E3 : Town Centres Strategy and Hierarchy

My client supports the identification of Weeke as a Local Centre in Policy E3. Paragraph 10.79 confirms that *'These centres have a variety of uses and act as important community hubs that provide the opportunity for residents to be able to shop locally for their day-to-day needs and avoid the need to travel'*. The Weeke Local Centre is within 15 minute walking distance of my clients' land interests.

Summary

The Reg 19 Plan does not meet the tests of soundness as set out in paragraph 35 of the NPPF.

- it provides an arbitrary and untested figure of 1,900 dwellings for meeting unmet needs from PfSH sub-region, of which it forms part, which are very significant;
- the anticipated delivery within the plan period from key allocations in Winchester are over-optimistic and as such cannot be considered positively prepared; and
- there are specific instances where the IIRA scoring does not justify subsequent allocations.

My client's land interests at Harestock Road, Winchester should be allocated for a mix use development of residential and open space to address these shortcomings. The parcels identified for residential development (LH09, LH10 and LH14) represent one of the best performing within the Council's own evidence base, as set out in the IIRA scoring. They are located on the edge of Winchester, adjacent to bus services providing connections to the Winchester City centre and railway station, within walking distance of Weeke Local Centre, and directly adjacent to the proposed allocation at St.John Moore Barracks (Policy W2). This allocation includes key services and facilities and proposed enhancements to pedestrian, cycle and bus connectivity to Winchester city centre and railway station. It is also within reasonable proximity to Barton Farm allocation/permission to the east.

The site can also deliver integrated and dedicated public open space, with potential for bio-diversity net gain and/or nutrient mitigation. The open space would be provided on an area of the site that, following a detailed assessment of the sites role in the Gap in a Landscape and Visual Impact Assessment (LVIA) prepared on behalf of my client, is considered the only part that provides a meaningful role in visual and physical separation within the Gap. This is in part recognised within the SHELAA assessment: only Parcel LH08 and LH09 are identified as having a medium-high sensitivity to the wider landscape.

It should be noted that the LVIA was prepared in 2013, and that the trees and hedging around the northern boundary of the site will have matured significantly over this period providing further containment from the proposed Settlement Gap. In addition, an additional commercial storage barn has been provided within parcel LH14, and smaller storage containers within Parcel LH10.

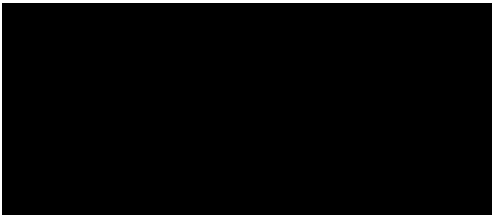
The open space provided at Parcels LH08 and LH15 would be in excess of any requirements emerging from the allocation of the remaining parcels for residential development. This excess provision would reduce the current significant shortfall of 29.85 ha, in St. Barnabas Ward, as identified within the Council's Open Space Assessment 2022.

The role of the site within the Gap has also been subject to a technical review by Winchester City Council. According to the minutes of the Littleton and Harestock Parish Council meeting Monday 13th November 2017, where Mr Palmer (WCC New Homes Delivery) confirmed *"the area fronting Harestock Road does have development potential and is deemed a less sensitive area in terms of the Gap"*. As above, the LVIA had a similar finding, except the deemed developable area was greater.

A copy of an Illustrative Masterplan and the LVIA are included in Appendix 1 and 2 respectively. It should also be noted that there is no longer any community interest in utilising the existing barn on the site.

Any residential development could include provision of self-build plots and elderly persons accommodation, acknowledging the need for both, in addition to policy compliant affordable housing.

Yours sincerely




Director



Appendix 1 – Illustrative Masterplan



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DO NOT SCALE DRAWINGS.

No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

- Application site
- Site access points (fixed) and proposed internal circulation (indicative)
- Existing vegetation retained & enhanced (incl. RPAs)
- Public open space and ecological area
- Boundary planting to ecological area and public open space
- Developable self-build housing area - Plot A
- Developable housing area - Plots B, C, D
- Area for community uses including retained and enlarged barn - Plot E
- Indicative new buildings to frontage
- Pedestrian routes and links to the surrounding area
- Existing key pedestrian links beyond the site
- Access number and visibility splay (see Paul Basham Associate drawings)

Client:
Messrs, A, M, S, N Welch

Project:
Harestock Road, Winchester

Drawing:
Illustration Development Framework

Drawing Number:
38

Project Number:
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Date:
December 2014

Revision:
01

Status:
Final

Scale:
1:1,250 @ A3

Turley

Appendix 2 – Landscape and Visual Impact Assessment

Landscape and Visual Impact Appraisal

Land at Harestock Road, Winchester

December 2014

Turley

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Client
The Welch Family

LPA reference
December 2014

1. Introduction

- 1.1 This Landscape and Visual Impact Appraisal (LVIA) has been prepared by Turley's VIA team on behalf of the Welch family and assesses the effect of the proposed residential development on the landscape character and visual amenity of land at Harestock Road, Winchester, and its surroundings.
- 1.2 The appraisal describes the baseline conditions and constraints relating to the application site, and its surrounding area. It then goes on to establish the sensitivity of the site's landscape character and visual amenity to the schemes proposals. The effects of the proposals on the site's landscape character and visual amenity is then established and any potential mitigation measures considered.
- 1.3 For the purpose of the LVIA the site is referred to as the 'Assessment Site' and the proposals are referred to as the 'Proposed Development'. The boundary of the Assessment Site is set out in **Figure 1** of this appraisal.
- 1.4 The document is set out under six sections. The first three sections set out any relevant planning policy, the methodology used for the appraisal and the emerging baseline situation of the Assessment Site and surrounding area's landscape character and visual amenity. The forth section describes the schemes proposals and should be read in conjunction with the Design and Access Statement, also prepared by Turley Design, which supports this application.
- 1.5 The final two sections provide an assessment of effects of the scheme proposals on the previously identified baseline situation and representative viewpoints. A summary of the appraisals findings is set out at the end of the document. The LVIA is supported by a series of figures (set out in **Appendix 2**), photos and appendices, which can be found within and at the end of the document.

2. Planning Policy

- 2.1 The existing and emerging planning policy and the existing landscape character area assessments relevant to this appraisal are summarised below.

National Planning Policy

National Planning Policy Framework (2012)

- 2.2 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they are expected to be applied. At paragraph 17 the NPPF sets out the twelve Core Planning Principles, those specific to landscape and visual amenity issues include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.

- 2.3 Paragraph 58 of section 7 of the NPPF states those points that should be included in planning policies to ensure design quality within developments. The following points are relevant to landscape and visual amenity issues:

- Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit.
- Respond to local character and history, and reflect the identity of local and surrounding materials, while not preventing or discouraging appropriate innovation.
- Are visually attractive as a result of good architecture and appropriate landscaping.

- 2.4 Paragraph 61 of the NPPF states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, it identifies that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

- 2.5 Paragraph 64 confirms that permission should be refused for development of poor design that fails to take the opportunity to improve the character and quality of an area and the way it functions. Paragraph 113 states that local planning authorities should set criteria based policies against which development proposals on or affecting landscape areas will be judged.

Planning Policy Guidance (2014)

- 2.6 To support the NPPF the Department for Communities and Local Government issued the Planning Practice Guidance. In paragraph 003 the design guidance category supports the need to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies. Paragraph 007 goes on to state that views into and out of larger sites should be carefully considered from the start of the design process.

Development Plan Documents

- 2.7 The development plan document comprises of the Winchester District Local Plan Part 1 Joint Core Strategy (March 2013); Saved Policies of the Local Plan Review (2006); and the emerging Local Plan Part 2 Development Management and Site Allocations DPD.

Winchester District Local Plan – Part 1 Joint Core Strategy (2013)

- 2.8 Policy CP13 (High Quality Design) expects new development to meet the highest standards of design. In order to achieve the policy provides criterion that any new development should demonstrate. The points relevant to this appraisal include:

- an analysis of the constraints and opportunities of the sites and its surroundings have informed design principles;
- it makes a positive contribution to the local environment;
- the public realm is designed to be attractive, safe, accessible and well connected to its surroundings
- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;

- 2.9 Policy CP18 (Settlement Gaps) of the Local Plan seeks to retain generally open and undeveloped nature of defined settlement gaps including the local gap between Winchester – Littleton, which the Assessment Site is located within. It states that:

“Within these areas only development that does not physically or visually diminish the gap will be allowed”.

- 2.10 In support of this policy the Partnership for Urban South Hampshire (PUSH) have prepared guidance for the designation of gaps. PUSH advocates the following criteria set out in Para.9.42 of the Local Plan for the designation of gaps:

- the open nature/sense of separation between settlements cannot be retained by other policy designations;
- the land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence; and
- in defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.

- 2.11 The 2013 Inspector's Report for the Winchester City Council District Local Plan - Part 1 supported these criteria and stated that the gap and settlement boundaries would be re-examined in Local Plan - Part 2.
- 2.12 The guidance goes onto state that it will be individual LDFs that will identify the location of gaps, as set out in Para.9.43 of the Local Plan. The LDF should include policies to set out the types of development which will be permitted, based on the following principles:
- it would not diminish the physical and/or visual separation of settlements; and
 - it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

- 2.13 Para.9.48 of the Local Plan states that:

"Gaps provide a key opportunity to provide green infrastructure around the District, in addition to shaping and maintaining the settlement pattern. They are a valuable tool and the principle of maintaining gaps in these locations is retained"

- 2.14 This appraisal notes that the Winchester – Littleton local gap has been designated to prevent coalescing of the two settlements rather than due to the value of the landscape character.
- 2.15 Policy CP20 (Heritage and Landscape Character) supports new development which recognises, protects and enhances Winchester District's distinctive landscape and heritage assets and their settings. Particular emphasis will be given to conserving recognised built form, natural landscapes, and local distinctiveness.

Saved policies of the Winchester District Local Plan Review (2006)

- 2.16 Policy DP4 states that development will not be permitted where it would detract from or result in the loss of i) important public views and skyline features, identified by site analysis which recognises and identifies their importance; ii) slopes; iii) trees and hedgerows; (iv) open areas important to the townscape or setting of buildings; (v) landscape framework; (vi) water features, river corridors and other waterside areas; and (vii) areas of ecological importance.
- 2.17 Policy CE2 (Local Gaps), which the Assessment Site falls within (as shown in **Figure 2**) states that development would not be permit if it:

"physically or visually diminish a Local Gap and thus undermine its function"

- 2.18 The identified landscape frameworks are set out in Appendix 2 of this Saved Local Plan Review. The Assessment Site falls within the Sparsholt Woodlands Landscape Character Area. This area is discussed in more details at the end of this section.

Local Plan Part 2 Development Management and Site Allocations DPD

- 2.19 Following the adoption of the Core Strategy in March 2013, the Council has published a draft Local Plan Part 2 (LPP2) Development Management and Allocations it contains detailed development management policies and allocate non-strategic housing sites in order to meet objectively assessed needs set out by the Core Strategy. The draft LPP2 is currently out to consultation and will be submitted to the Secretary of State in 2015.

- 2.20 Due to the relatively early stages of preparation, the LPP2 can be afforded very little weight at this stage; however, the emerging policies relevant to this appraisal include the following.
- 2.21 Policy DM15 (Local Distinctiveness) sets out development should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. This includes the following:
- (i) the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements;
 - (ii) open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;
 - (iii) recognised public views, features or skylines;
 - (iv) the special qualities of Conservation Areas and heritage landscapes; and
 - (v) trees, hedgerows, water features and corridors which contribute to local distinctiveness.
- 2.22 Policy DM16 (Site Design Criteria) states that development will be permitted provided it addresses a number of criterion, which includes
- (i) responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout;
 - (iv) provides boundary treatments that respond positively to the local context around the site and between different elements within the site of larger schemes
 - (v) uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area;
- 2.23 Policy DM17 (Site Development Principles) discusses that new development should be satisfactory in terms of its impact, both on and off the site. Development proposals which accord with other relevant policies will be permitted where it does not have an unacceptable effects on key townscape and landscape characteristics.
- 2.24 Policy DM23 (Rural Character) states outside defined settlement boundaries, development proposals which accord with other relevant policies will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of the following summarised below:
- Visual – intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets;
 - Physical – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place.
 - Tranquillity – developments should not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location.

- 2.25 The policy also states that Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.

Littleton Village Design Statement (2010)

- 2.26 The Littleton Village Design Statement has been adopted by Winchester City Council as a Supplementary Planning Document and describes the defining characteristics of the village. It describes Littleton as being surrounded by agricultural land or woodland, which provides a general impression of a rural settlement encircled with open green space. The statement states that this character should be retained, where possible, and the village itself and views of its buildings should not normally be permitted to intrude into the countryside.

- 2.27 The statement supports the designation of the Winchester – Littleton Local Gap in Policy DG8 (Landscape Setting), stating in Para. 7.33 that:

“The settlement of Littleton has always been located in the countryside separate from the built up areas of northern Winchester and this is considered to be a fundamental landscape and physical characteristic that should not be physically or visually compromised.”

- 2.28 In Policy DG10 (Landscape Setting) it emphasises the area of open land and woodland associated with the MOD land of Sir John Moore Barracks provides an important separation between the barracks and Littleton. The statement also identifies in Policy DG15 (Distinctive Features and Views) seven views from around the village. These should be conserved, maintained and enhanced to support the feeling of space and preserve the individual nature of the village and not visually or physically diminished by development. None of these identified views cross the Assessment Site.

Landscape character areas

Hampshire County Integrated Character Assessment

- 2.29 At a County level the Assessment Site is located in landscape character area ‘West Winchester Downs’ (7f) within the Hampshire County Integrated Character Assessment (HCICA). This is described as:

“A very undulating downland landscape which is a continuation of the main South Downs chalk landscape. The main escarpment is less distinct than further to the east, but there is a dominant east-west main ridge in this LCA with numerous spurs and mini escarpments. The southern boundary is formed by the southern extent of the chalk where it meets the lowland clay landscape. The western and eastern boundaries are the Test and Itchen valleys.”

- 2.30 The Assessment Site is located to the east of the ‘West Winchester Downs’ (7f) landscape character area, as shown in **Figure 3**, and the key characteristics include:

- A landscape of mixed downland scale, dominated by the main west – east South Downs chalk ridge, with small escarpments and dry valley spurs off this feature.
- Very undulating landscape often with far reaching views over adjoining downs and lowland landscapes, but also more visually enclosed landscapes in dry valleys and woodland.

- Substantial tracts of interconnecting ancient and semi-natural woodland blocks which are located on higher and steeper ground as small hangers to the north and west.
 - Strong time-depth, including prehistoric barrows on open downland, a range of enclosure processes and drove routes reflecting historical corn-sheep farming practises.
 - Valley side settlements nucleated villages and dispersed farmsteads.
 - Hung tiles are a prevalent decorative feature on buildings
- 2.31 The varied topography and land cover of the West Winchester Downs' (7f) landscape character area is described as resulting in varying degrees of enclosure and texture. With the open chalk major ridge providing views over expansive and smooth open arable fields and the dry valleys, large woodlands, hangers and tall hedgerow boundaries provide secluded and intimate areas. This changing diversity of settings in this rural landscape is referred to as providing a mix of tranquillity experiences.
- 2.32 The HCICA also features townscape character assessments for urban areas. The area to the southeast of the Assessment Site falls within the townscape character area of Winchester's Residential Suburbs (WIN11), which is described as an area that *"comprises of a series of low-, medium- and fine-grain residential suburbs with estates of houses dating predominantly from the turn of the twentieth century (individual houses) through the 1930s to the late 1990s"*
- 2.33 The various differences in townscape character and period of development has led to 13 sub-areas being defined. Sub-area Winchester's Residential Suburbs - Harestock (WIN11e) lies adjacent to the Assessment Site and the key characteristics include:
- Large, medium-grain housing estate of the post-war period reflecting, for the most part, much of the spirit of the Garden Suburbs in its layout – particularly in the south
 - Rolling former downland, especially apparent along Bereweke Avenue
 - Medium-scale terraces, semi-detached and bungalow housing in medium-sized plots, mostly open to roadside, some front drives (often created from garden areas)
 - Buildings lines are consistent to streets and areas of open space but are occasionally staggered. Houses are set back with small gardens (some have been laid over to parking)
 - Two-storey houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof)
 - Some provision of small and medium-sized public open spaces but very limited provision of trees
 - Good access and connectivity for car users and pedestrians

Hampshire's Historic Landscape Assessment

- 2.34 Hampshire's Historic Landscape Assessment provides a high level understanding of the historic development of the county's landscape to help guide decisions on its future change and management. The Assessment Site is located within an area defined as 'Large Parliamentary Fields', which covers a significant area to the north of Winchester.

The Assessment Site's fields are regular in shape, however, do not reflect this identified historic character due to their size.

Winchester District Landscape Assessment (2004)

2.35 As identified within the Saved Local Plan Review the Assessment Site falls within the 'Sparsholt Woodlands' landscape character area, as illustrated in **Figure 3**. The Winchester District Landscape Assessment brings up-to-date the work set out in Appendix 2 of the Saved Local Plan Review. The key characteristic relevant to this appraisal include:

- Undulating well-drained chalkland landscape to the north-west of Winchester, forming part of the setting of the City.
- Medium-scale arable landscape with a strong hedgerow network.
- Fairly visually enclosed landscape due to the strong woodland and hedgerow structure.
- The two main settlements at Sparsholt and Littleton are Saxon in origin and nucleated in form, although the 20th Century development in Littleton is more linear.

2.36 The Landscape Assessment identifies the key issues for this area and the points relevant to this appraisal are:

- Influence of modern non-agricultural land uses on the character of the area, for example the barracks, the college, the stud and the golf course.
- Ancient woodland and hedgerow/hedgerow tree management.

2.37 The assessment identifies a number of landscape strategies to improve this area. The strategies relevant to this appraisal are:

- Restore and enhance hedgerow structures through replanting and appropriate management, using locally indigenous species, to link existing semi natural habitats.
- Monitor and minimise the impacts of modern non-agricultural land uses on the landscape and enhance through appropriate siting and planting.
- Conserve and respect the nucleated form of Sparsholt and the linear form of Littleton.
- Integrate new development into the surrounding landscape through the use of locally indigenous planting and appropriate siting and detailing.
- Conserve and promote the use of local building materials such as red brick, white colour-washed brick, flint, clay plain tiles and long straw thatch.
- Conserve and promote the use of traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and nonconiferous hedging.

Winchester City and Its Setting (1998)

2.38 The Winchester City and Its Setting document provides a townscape and landscape assessment of the city of Winchester and its setting and approaches. Within this document in Para. 5.5.13 the Stockbridge, Harestock and Andover routes surrounding the Assessment Site is described as:

“A series of roads leading north west out of the city of similar character, linked by Harestock Road which defines the north western edge of the city. Andover Road is of Roman origin and is the most major route with views to the adjoining rolling downland. All three routes share a leafy tree lined character, which in season screens adjoining suburban development and creates the impression of green approaches into the city, maintaining a semi-rural atmosphere. All three routes are important in maintaining the rich interplay between Winchester and its landscape setting.”

3. Appraisal methodology

- 3.1 The methodology and approach in undertaking this appraisal uses structured, informed and reasoned professional judgement taking into account a combination of quantitative and qualitative factors.

Study Area

- 3.2 The Assessment Site comprises three areas of land of approximately 5.3 hectares in size and a number of agricultural buildings. It is located adjacent to the north west of the built up edge of Winchester, as illustrated in **Figure 1**.
- 3.3 The study area for this Assessment Site includes both it and the surrounding wider context. The landscape character assessment considers the Assessment Site at a borough and local level. The visual assessment considers the zone of theoretical visibility (ZTV) at 3 kilometre radius. Further long distant views are considered where identified and relevant.

Surveys

- 3.4 A preliminary desk study was undertaken to establish the physical components of the Assessment Site and its surroundings. Potential visual receptors to the Assessment Site from the surrounding area were also identified. Ordnance Survey (OS) maps were utilised to identify these features. In addition, aerial photography was used to supplement the Ordnance Survey information.
- 3.5 Field studies were undertaken by an urban design and landscape specialist from Turley on 9 December 2013, 1 October 2014 and 24 November 2014. The weather was sunny with intermittent clouds and the visibility was good to moderate depending on the season. Features of the Assessment Site and its surrounding area were identified along with the visual receptors established in the desk study. These were explored and verified. The field study also involved travelling throughout the study area and producing a working photographic record.

Methodology

- 3.6 The appraisal is carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013); and Landscape Character Assessment Guidance for England and Scotland (2002).
- 3.7 Consideration has been given to the key topic areas of 'Assessing Landscape Sensitivity at a Strategic Level: A Description of the Methodology' (2006) produced by Hampshire County Council in relation to the following areas within the baseline appraisal of this document.
- (i) Physical landscape
 - (ii) Experimental Landscape
 - (iii) Biodiversity
 - (iv) Historic Environment

(v) Visibility

- 3.8 It is noted that 'Assessing Landscape Sensitivity at a Strategic Level: A Description of the Methodology' suggests contributions of various disciplines should produce Landscape Character Assessment's that can inform the 'development of regional and sub-regional spatial strategies, local development frameworks and statutory land management plans'. Although the statement is generic in nature, it is noted that much of the thinking has been developed in the context of the South Hampshire sub-region and addressed with the county and districts Landscape Character Assessments.
- 3.9 Areas such as biodiversity, drainage, soil, and the historic environment go beyond the scope of this appraisal and have instead been covered within the supporting planning application documents.
- 3.10 The methodology is set out in **Appendix 1** of this appraisal and outlined in **Figure 4**. In summary it first establishes the baseline conditions of the existing landscape character and visual receptors of the Assessment Site and the surrounding area. The Proposed Development is then discussed and from this the potential degree of 'effect' that the proposal has is predicted and three stages: during construction; on the first day of operation; and the residual outcome (after the proposed landscape planting as matured).

Assumptions

- 3.11 In considering the effects of the Proposed Development upon the landscape and visual receptors the assessment will be based on the illustrative material that accompanies the application within the Design and Access Statement. This approach allows for a balanced assessment that considers all the relevant material and allows for judgements to be made on design quality and associated mitigating effects.

4. Baseline appraisal

- 4.1 The following features have been identified as contributing to both the landscape character of the Assessment Site and its surrounding area. They will also influence the surrounding area's intervisibility onto the Assessment Site.

Landscape elements

Land use

- 4.2 The Assessment Site's comprises of three areas of land that wraps around Down House, a residential property accessed from Harestock Road, as illustrated in **Figure 1**.

- Area 1 – Located to the west of Harestock road and southwest of Down House, Area 1 is a field of scrubland contained by the trees and hedgerows along its boundaries with access to Harestock Road via a metal gate.
- Area 2 - Located to the west of Harestock road and northeast of Down House, Area 2 is effectively subdivided into three smaller fields of scrubland by hedgerows, with the northern part of the field (2a) containing a timber barn accessed off Kennel Lane.
- Area 3 – Located to the west of Area 2, Area 3 and extends from Down House in the south, to Kennel Lane in the north and consists of a field that has in the past been sub-divided by paddocks.

- 4.3 The surrounding area consists of a number of fields that are used for arable and paddocks, as shown in **Figure 5**, to the north and southwest of the Assessment Site. This area contains farmsteads and individual residential properties. There are also areas of built form which consist of the residential suburb of Harestock, to the east and south of the Assessment Site, and the linear village of Littleton, to the west.

- 4.4 To north of the Assessment Site is the Ministry of Defence (MOD) land (Sir John Moore Barracks) which contains areas of dense woodland, recreational ground and large two storey barrack blocks.

Topography and drainage

- 4.5 The topography within the Assessment Site slopes from 85 metres above ordnance datum (AOD) in the southern corner of Area 1 to the northern corner of Area 3 at 65 metres AOD. The Assessment Site lies on the slopes of a shallow valley, which slopes from the southwest (Stockbridge Road) to the northeast (Andover Road North). The roads of Deane Down Drove and Harestock Road are on minor ridgelines that sit either side of the valley. The dip in topography plays an important visual role in the separation between the settlements of Littleton and Winchester.

- 4.6 The surrounding areas topography is undulating and extends from ridgelines that extend from the South Downs. The boundary of the South Downs Area of Outstanding Natural Beauty is located to the east of Winchester some two kilometres away from the Assessment Site.

Vegetation

- 4.7 The Assessment Site's vegetation is associated with its field boundaries and ranges in quality and type with both coniferous and deciduous species present. The Tree Survey produced by James Fuller Arboriculture, which supports this planning application, has established that the Assessment Site includes 132 trees, 19 tree groups and 4 hedgerows. These have been identified and surveyed in accordance with British Standard 5837 Trees in Relation to Construction. The findings of this are summarised below and found to be of mixed condition and age.
- 4.8 The Assessment Site and its immediate surrounding area contains 4 trees and 1 tree group, which have been identified as Category 'A', where retention is most desirable. There are 66 trees, 6 tree groups and 2 hedgerows that have been classified Category 'B', where retention is desirable, and 58 trees, 10 groups trees and 2 hedgerows of Category 'C', which could be retained for short term benefit only. 2 of the tree groups have been identified as being a mix of Category 'B/C'. 4 trees have been identified as Category 'U'.
- 4.9 Area 1 and the sub areas of Area 2 are defined by mature coniferous and deciduous planting, as shown in **Figure 5**. This helps to both compartmentalise and screen views to these areas from the north. The northern boundary of Area 1 is defined by a Leyland cypress, which is not a typically species within the area. Area 3 is framed to the north by a mix of maintained hedgerows and trees, providing a varied visual screening to this area.
- 4.10 Surrounding the Assessment Site the agricultural fields are defined by dense coniferous and deciduous hedgerows, tree belts and woodland.

Built form

- 4.11 Within the Assessment Site there are a number of agricultural buildings including two barns, accessed from Kennel Lane, located within Area 2a. The Assessment Site also sits either side of Down House, a two storey residential property, with a further six residential properties associated with the west side of Harestock Road. These properties, along with those to the east of Harestock Road, are typically set back from the highway behind mature hedging, interspersed with mature and semi-mature trees, some with detached garaging/outbuildings visible in the front garden or directly adjacent to the road.
- 4.12 There are further properties associated with the designated local gap, which include:
- A number of one to two storey residential properties associated with the northeast end of Main Road and northwest end of Kennel Lane.
 - Two, two storey, properties (one residential the other currently used for employment purposes) along the centre of Main Road.
 - Two residential properties at the southwest end of Main Road
 - Two, one storey, stable blocks associated with Kennel Lane
 - A number of large foot printed buildings associated with Sir John Moores Barracks
 - A care home accessed from Harestock Road, to the north of the Assessment Site.

- 4.13 To the east and south of the Assessment Site are the residential buildings associated with Harestock, a residential suburb of Winchester. This area is predominately two storeys in height and contains some two and a half to three storey buildings. To the north and west of the Assessment Site is the predominantly two storey residential buildings associated with the linear village of Littleton.

Movement

- 4.14 The Assessment Site contains a number of public highways including:

- Stockbridge Road (B3049)
- Main Road
- Kennel Lane
- Deane Down Drove
- Harestock Road
- Chestnut Avenue

- 4.15 All of these roads except for Stockbridge Road and sections of Main Road have associated pavements which provide access between Harestock and Littleton. There are no footpath or bridleway public rights of way that cross the Assessment Site or located near to it.

Built Heritage

- 4.16 Whilst the Assessment Site does not contain any designated heritage assets the following are located within its wider context:

- Schedule Monument comprising 'Three round barrows 500m WNW of Flowerdown House' 350 metres to the northwest of the Assessment Site
- Littleton Conservation Area and a group of listed buildings are located over a kilometre away to the northwest of the Assessment Site
- The Lainston House Registered Park and Garden of Historic Interest is located 600 metres to the west of the Assessment Site with the listed Lainston House, associated walls and gateway, and ruined Church of St Peter along with the Schedule Monument of St Peter's Church located 1.8 kilometres to the west.
- A number of listed buildings located to the south of the Assessment Site within Weeke, some 800 metres away.

Landscape character areas

County and borough landscape character areas

- 4.17 It is concluded that the Assessment Site's features and identified elements reflect and contribute to elements of the identified characteristics of the 'West Winchester Downs (7f)' county landscape character area and the 'Sparsholt Woodlands' borough landscape character area. This is due to the Assessment Site and its surrounding area consisting of undulating landform, which creates a varied tranquillity experience. The area is also fairly visually enclosed landscape due to the woodland blocks and tall hedgerow structure.

4.18 This assessment would like to supplement the county’s character assessment with the following information set out in the Table 1 below.

Table 1 - Elements that contribute to the local landscape character

Elements	Description
Physical elements – buildings, settlement patterns	<p>There are four distinct settlement patterns within and adjacent to the Assessment Site. In summary these are:</p> <p>City – Within the centre of Winchester is the city’s historic core and the surrounding suburbs developed during the early to mid-20th century and consist of one to two storey developments.</p> <p>Villages – Littleton and Sparsholt are historical settlements that reflect the local vernacular.</p> <p>Linear residential plots – These patterns ranges from the historical settlements of Crawley and Dean to the 20th century settlements of South Wonston and Worthy Down. Both line the agricultural lanes and their building material relates to the age they were built as opposed to the local vernacular.</p> <p>Individual house, farm or commercial unit plots - these are typically varied in age, height (between one and two storeys) and vernacular. The older buildings typically relate to the local vernacular.</p>
Accessibility	There are a number of public rights of way that run through the character area and they are used predominately by the local community.
Elements that are particularly distinctive / characteristic	<p>The undulating landform provides a distinct characteristic within the surrounding area</p> <p>Woodland blocks associated with field boundaries rather than the topography and tall hedgerows associated with the surroundings roads.</p>
Incongruous elements	Telephone masts. electricity and telephone pylons create visual detracting urbanising features within the landscape
Visual and sensory perception	<p>Traffic from the A272 and A34 can be heard from within the area.</p> <p>Also activity within the MOD sites can be heard</p>

4.19 The appraisal considers the condition of both of the ‘West Winchester Downs (7f)’ county landscape character area and the ‘Sparsholt Woodlands’ borough landscape character area as being relatively intact and is in good repair and quality and it is therefore considered to have a high to moderate condition. The areas do not fall within any landscape designations that relate to the quality of the landscape, but it is noted that the Assessment Site falls with the Winchester and Littleton Local Gap and it is considered that the areas have a moderate to minor value.

Local character areas

4.20 The Assessment Site and its surrounding area (1km) can be split up into three different local landscape character areas (LCA), as shown in **Figure 6**. The key elements and features of these character areas are described below.

- A. Large scaled field
- B. Central small scale fields
- C. Northern wooded MOD land

LCA A - Large scaled field

4.21 'LCA A – Large scaled field' is a triangular area of land located to the southwest corner of the Assessment Site. Main Road defines the north eastern boundary, Deane Down Drove the western and Stockbridge Road the southern.

- The area consists of one open arable field and two properties
- The land form is a shallow valley from 90 AOD to 70 AOD
- Vegetation consists of a hedgerow, of varying quality that follows the boundary of the area
- The properties are constructed of red brick and two storey in height
- Access is provided around the area along the local roads of Harestock Road, Main Road and Stockbridge Road
- Views can be gained into and out of this area through the hedgerow from the southern and western boundaries.

4.22 It is considered that this local character area's characteristic elements appear to be in average repair and poor quality, due to the existing use of it being an arable field. The area is therefore considered to have a moderate to low condition. The area does not fall within any landscape designations that relate to the quality of the landscape, but it is noted that it plays an important part in defining the openness of the Winchester and Littleton Local Gap from the views within the immediate roads. The area is considered to have moderate value.

LCA B - Central small scale fields

4.23 'LCA B – Central small scale fields' is a triangular area of land located within the centre and southeast corner of the Assessment Site. Kennel Lane defines the northern boundary, Harestock Road the eastern boundary, and Main Road the western boundary. The Assessment Site is located to the east of this character area. The key elements and features are:

- Small fields, paddocks and areas of residential housing are divided by hedgerows (of varying quality) or post and wire fencing
- The land form is a shallow valley from 90 AOD to 65 AOD
- The areas vegetation is associated with field boundaries and is of varying quality, with the denser hedgerows located on the higher ground within the land at Harestock Road
- The area has one to two and half storey buildings located on the higher ground areas along the northwest and southeast boundaries. There is also a one storey stable block located on the centre of Kennel Lane
- Access is provided around the area along the local roads of Harestock Road, Kennel Lane and Main Road

- Views into and within the area are reasonably contained on the higher ground and they become open within the lower ground central paddock area

4.24 It is considered that this local character area's characteristic elements appear to be of average repair, but of poor quality with a number of the hedgerows having gaps or not being maintained. It is therefore considered to have a moderate to low condition. The area does not fall within any landscape designations that relate to the quality of the landscape, but it is noted that it falls with the Winchester and Littleton Local Gap. Only the central paddocks of this area contribute to the openness of the Winchester and Littleton Local Gap from the views within the immediate roads. The areas to the northwest, at the junction of Main Road and Kennel Road, and to the southeast, along the west of Harestock Road have been built on. It is considered that this area has a moderate to minor value.

LCA C - Northern wooded MOD land

4.25 'LCA C – Northern wooded MOD land' is located to the north of the Assessment Site. Harestock Road defines the eastern boundary, Kennel Lane the southern, the edge of Littleton the western and an internal barracks road and woodland the northern edge. The key elements and features are:

- Coniferous and deciduous woodland, recreational fields and informally laid out park land associated with the Barrack blocks
- The land form is a shallow valley from 75 AOD to 60 AOD
- Vegetation consists of semi mature to mature trees
- Built form consisting of large foot printed barrack buildings of some three storeys in height, a care home, and a finer grain residential terrace housing to the southwest corner
- Access only to Chestnut Avenue
- Views are limited into and it is assumed within this area due to the woodland and built form

4.26 This area consists of predominately MOD land and due to the sensitivity of this land use it was not possible to gain access into this area. It was therefore appraised from outside. It is considered that this local character area has an intact and is in average repair and quality and it is therefore considered to have a moderate condition. The area does not fall within any landscape designations that relate to the quality of the landscape, but it is noted that it falls with the Winchester and Littleton Local Gap. The trees within this area visually contain views within this and the surrounding area. The area is considered to have moderate to minor value.

Visual amenity appraisal

4.27 The visibility of the Assessment Site has been established through both a desktop analysis of the surrounding area and by confirming on site the localised screening effect of the landform, vegetation and built form (as described in the previous sections). The visual amenity appraisal has been undertaken in a two-staged process:

- Stage 1: established the likely extent of the Assessment Site's zone of theoretical visibility (ZTV) and the visual receptors that are visible from within the

Assessment Site as shown within the panoramas set out in **Figure 7.1 and 7.2** and the plan in **Figure 8**; and

- Stage 2: determined the visibility of the Assessment Site within the previously identified receptors, as shown in **Figure 8**. This receptors assessment is supported by a series of photographs from representative viewpoints, as shown in **Figure 9**.

4.28 In order to identify the likely visibility from the visual receptors entry has not been made into any private properties, but an assumption has been made of the potential views from adjoining publically accessible areas such as roads or footpaths.

Stage 1

Zone of theoretical visibility (ZTV)

4.29 In summary, it is considered that the ZTV of the Assessment Site is reasonably contained to local views from the north, east and south due to the built form and vegetation. Glimpsed, medium distance views can be gained to and from the Assessment Site to the west and the properties associated with the eastern end of Littleton can be seen along with the surrounding agricultural fields, due to the raised landform gaps and within the existing field hedgerows.

Panoramas out of the Assessment Site

4.30 These findings are supported by the panoramas set out in **Figures 7.1 and 7.2**, which show a series of photographs taken from within the Assessment Site looking out at the surrounding context.

4.31 **Panorama A** is taken from the Assessment Site's northern boundary (adjacent to Kennel Lane) in between Areas 2 and 3, looking to the west. In the foreground the paddock associated with Area 3 is visible. This photograph illustrates the shallow valley that the Assessment Site is located with. Glimpse views can be gained to the stables at Kennel Lane located at the base of this valley and the associated open paddocks can be seen either side. As the landform rises up to Littleton glimpsed views can be gained to the properties associated with Main Road and Deane Down Drove. These buildings are located on a minor ridgeline and further views into Littleton and beyond are not possible.

4.32 **Panorama B** is taken from within the centre of the Assessment Site's, in between Areas 2 and 3, looking to the northwest. In the foreground the paddock associated with Area 3 is visible. Again this photo illustrates the shallow valley, with glimpsed views possible to the stables at Kennel Lane and the associated paddocks. The properties associated with Main Road and Deane Down Drove can be glimpsed as the landform rises up to the minor ridgeline. To the northeast (left) of the view long distance views can be gained to the agricultural fields located to the northeast of Andover Road North.

4.33 **Panorama C** is taken from the edge of Area 1 western boundary, looking to the northwest. In the foreground is a recently planted wooded area. This photo is taken from a higher area than the previous panoramas and glimpsed views can be gained to the properties associated with Main Road and Deane Down Drove. These properties are located on a minor ridgeline and further views into the properties associated with

Littleton and beyond are not possible. To the northeast (left) of this view other long distance views can be gained to the agricultural fields located to the northeast of Andover Road North and the properties associated with Worthy Down.

Receptors

4.34 Stage 1 resulted in a number of receptors being identified from where views are likely to be possible of the Assessment Site. These have been identified within **Figures 8** and include:

- residential properties;
- public highways; and
- public rights of way.

4.35 A series of viewpoints have been identified to demonstrate both the Assessment Site and the emerging Proposed Developments relationship to the surrounding context and identified visual receptors. The viewpoints are located in **Figure 8** and are set out in **Figures 9.1 to 9.8**. Consultation has been undertaken with the Landscape Officer at WDC in November 2014 that the identified viewpoints provide an adequate spread of views and that the appraisal has identified the likely visual receptors that will be affected by the Proposed Development.

Stage 2

4.36 The visibility of the Assessment Site in the overall view from the identified visual receptor points, along with their importance, visibility, distance and therefore the value the Assessment Site plays within it, are set out in the **Table 2** and summarised in the following sections. The findings of this will inform the sensitivity of the surrounding areas visual amenity to any emerging Proposed Development. It is noted that open views of the Assessment Site's three areas are limited due to the existing boundary vegetation and there is no publically accessible point where the Assessment Site is visible as a whole.

4.37 Down House (VR1) is located in between Area 1 and Areas 2 and 3 of the Assessment Site. The building overlooks Harestock Road and it is considered that open to partial views are likely to be gained from its side windows onto the Assessment Site.

4.38 To the north of the Assessment Site runs Kennel Lane and due to the low gappy hedgerow, partial to glimpsed views can be gained from this highway and associated footpath to Areas 2 and 3, as illustrated in viewpoint 1 of **Figure 9.1**. Beyond this road is the Sir John Moore Barracks (VR6) where it is considered that the majority of views to the Assessment Site are screened by the associated woodland. Partial views are, however, likely from the upper floors of the southern barrack buildings onto Areas 2 and 3 of the Assessment Site. Area 1 of the Assessment Site is not visible from either of these features due to the existing vegetation along its boundary.

4.39 A number of one and two storey properties are associated with Kennel Lane and Main Street (north) (VR5), to the northwest of the Assessment Site. Partial views are likely from these properties onto Areas 2 and 3 of the Assessment Site, but are screened to Area 1 due to the existing vegetation. The village of Littleton (VR11) is also located to the northwest and is set within a shallow valley. This landform, the associated

surrounding built form and mature vegetation prevents views onto the Assessment Site from the centre and edges of the village, as demonstrated in viewpoint 7 of **Figure 9.X**.

- 4.40 From the northeast views are screened from Flowerdown Care Home (VR10) to the Assessment Site due to the existing mature vegetation associated with Sir John Moore Barracks (VR6). This vegetation prevents views from the north end of Harestock Road and partial to glimpsed views from this road are only gained close to the Assessment Site, as illustrated in viewpoint 2 of **Figure 9.4**.
- 4.41 Further north are the visual receptors of the residential settlements of Worthy Down (VR12) and South Wonston (VR13) and it is considered that views are not possible to the Assessment Site from these properties due to the existing vegetation and undulating landform. There is also a network of PRowS to the north and glimpsed views can be gained to the trees associated with the Assessment Site from a limited section of PRow 'C', as demonstrated in viewpoint 13 of **Figure 9.7**. These trees are indiscernible within the view, due to the surrounding vegetation. The Assessment Site is not visible from the remaining PRow D, E, K, L, M, as shown in viewpoints 8, 9, 10, 11 and 12 of **Figures 9.4 to 9.6**. It also can't be seen from the public highways of Andover Road North (B5420), Down Farm Lane, Stud Lane, Christmas Hill, A34 and A272.
- 4.42 Partial views are gained into the Assessment Site's Areas 1 and 2 from the centre of Harestock Road to the east, as illustrated in viewpoint 3 of **Figure 9.2**. Although due to the tree lined nature of this route there are no open views of the whole Assessment Site. It is considered that partial to glimpsed views can also be gained to Areas 1 and 2 from Properties to the east of Harestock Road (VR2). These properties, along with the existing vegetation and undulating landform, are likely to prevent further views into the suburb of Harestock (VR8) and also prevent views from PRow B.
- 4.43 From the south of the Assessment Site vegetation associated with Harestock Road limits views from the southern end of the road and partial to glimpsed views from this road are only gained close to the Assessment Site, as demonstrated in viewpoints 4 and 5 of **Figure 9.2 and 9.3**. It is considered that this vegetation and the existing built form prevent views from the properties to the west of Harestock Road (VR3). These existing features prevent views to the Assessment Site as the topography rises up to the masts by Sarum Farm and it is considered that views are not possible from the property on Salters Lane (southeast) (VR17) and the properties within Weeke (VR18), as shown in viewpoint 14 of **Figure 9.7**.
- 4.44 No views are possible from Dean Lane and from the properties associated with Westview Road (VR16), to the southwest of the Assessment Site. As the topography rises up to the masts on Sarum Farm views are not possible from PRowS F, G, H and J, due to the undulating topography and vegetation, as illustrated in viewpoint 15 of **Figure 9.8**.
- 4.45 From the west partial to no views are possible from Main Road to the Assessment Site's Area 3, due to a gap in the high hedgerows. Glimpsed views can be gained into Area 2, but no views are possible to Area 1, due to the existing vegetation. It is considered that partial to glimpsed views are likely to be possible from the properties associated with Main Street (south) (VR4) and Main Street (centre) (VR7) to the Assessment Site's Areas 2 and 3. Glimpsed views are also possible from Deane Down Drive (as shown in

viewpoint 6 of **Figure 9.3**) and from Stockbridge Road to the Assessment Site's Areas 2 and 3 through the existing vegetation associated with the field boundaries. It is considered, from the properties associated with the west of Deane Down Drive (VR9).

- 4.46 Further views from the west are not possible from PRow A and Woodman Lane due to the undulating landform and existing vegetation, as shown in viewpoint 16 of **Figure 9.8**. It is also considered that views are not possible from Dean (VR14) and Lainston House (VR15).

Table 2 – Baseline visual receptors appraisal

Visual receptor	Importance	Visibility	Distance	Value
Properties				
VR1 – Down House	High	Open to partial views	Adjacent	Moderate to low
VR2 – Properties to the east of Harestock Road	High	Partial to no view	Short	Moderate to low
VR3 – Properties to the west of Harestock Road	High	No view	Short	Moderate to low
VR4 – Properties associated with Main Street (south)	High	Partial to glimpsed	Short	Moderate to low
VR5 – Properties associated with Kennel Lane and Main Street (north)	High	Partial to no view	Short	Moderate to low
VR6 – Sir John Moore Barracks	Moderate	Partial to no view	Short	Low
VR7 – Properties associated with Main Street (centre)	High	Partial to glimpsed	Short	Moderate to low
VR8 – Harestock	High	No view	Short	Moderate to low
VR9 – Properties associated with the west of Deane Down Drive	High	Glimpsed to no view	Short	Moderate to low
VR10 – Flowerdown Care Home	High	No view	Short	Moderate to low
VR11 – Littleton	High	No view	Short	Moderate to low
VR12 – Worthy Down	High	No view	Short	Moderate to low
VR13 – South Wonston	High	No view	Short	Moderate to low
VR14 – Dean	High	No view	Short	Moderate

Visual receptor	Importance	Visibility	Distance	Value
				to low
VR15 – Lainston House	High	No view	Short	Moderate to low
VR16 – Properties associated with Westview Road	High	No view	Short	Moderate to low
VR17 – Properties associated with Salters Lane (southeast)	High	No view	Short	Moderate to low
VR18 – Weeke	High	No view	Short	Moderate to low
Public rights of way				
A.	High	No view	Medium	Moderate
B.	High	No view	Short	Moderate
C.	High	No view	Long	Moderate
D.	High	No view	Long	Moderate
E.	High	No view	Long	Moderate
F.	High	No view	Long	Moderate
G.	High	No view	Long	Moderate
H.	High	No view	Long	Moderate
J.	High	No view	Long	Moderate
Public highway				
Harestock Road	Moderate	Partial to no view	Adjacent	Moderate to low
Kennel Lane	Moderate	Partial to glimpsed view	Adjacent	Moderate to low
Main Road	Moderate	Partial to no view	Short	Moderate to low
Stockbridge Road (B3049)	Moderate	Glimpsed to no view	Short	Moderate to low
Andover Road North (B5420)	Moderate	No view	Medium	Moderate to low
Down Farm Lane	Moderate	No view	Long	Moderate to low
Stud Lane	Moderate	No view	Long	Moderate to low

Visual receptor	Importance	Visibility	Distance	Value
Christmas Hill	Moderate	No view	Long	Moderate to low
A34	Moderate	No view	Long	Moderate to low
A272	Moderate	No view	Long	Moderate to low

5. Scheme proposals

- 5.1 Outline planning permission is sought for the development of land at Harestock Road, Winchester to provide up to 45 dwellings, (including 40% affordable housing and 8 self build units), public open space, land for community use and associated landscaping and parking. All matters are reserved except for access.
- 5.2 The Development Framework Plan, shown in **Appendix 3**, demonstrates how the scheme could be laid out, with the proposed vehicle access points taken off Kennel Lane. Further driveway access points are proposed off Harestock Road. A number of proposed pedestrian pathways provide connectivity between the Proposed Development and surrounding streets and facilities.
- 5.3 The layout of the Proposed Development has been based around a linear form reflecting local character. Residential blocks and frontages respond to adjacent street hierarchies to provide a permeable and legible form of development. Although the house types of individual building plots are not fixed as part of this application the Design and Access Statement suggest that the scale of building proposed will also reflect the surrounding townscape. This will help articulate this frontage creating a varied roofscape and reducing its visual form. The majority of the existing field boundary vegetation within Area 3 of the Assessment Site will be retained and set within area of public access.
- 5.4 Area 1, identified as plot A on the **Figure 1** Development Framework Plan, is proposed to consist of 2 to 2.5 storey residential properties (up to 9 to 13.5 metres in height) that face and are accessed off Harestock Road. These buildings generally follow and reflect the same building line as Down House.
- 5.5 Area 2, plots B-E on the Development Framework Plan, consist of the retained barn and 2 to 3 storey residential properties (up to 9 to 13.5 metres in height) with the height varying depending on location. Along Harestock Road in plot B the properties reflect Area 1 with buildings of 2 to 2.5 storeys in height (up to 9 to 13.5 metres) and could follow the same building line as Down House although there is scope for some variation as evident on the opposite side of Harestock Road. At the corner of Harestock Road and Kennel Lane in plot C it is proposed that a 3 storey building (up to 13.5 metres in height) could be placed at a key location to reflect the existing building on the opposite side of Harestock Road. To the east of this area in plot D buildings are 2 storeys in height (up to 9 metres).
- 5.6 Area 3 is proposed to be set aside for informal public access open space and consists of some 1.9 hectares. This area of the Assessment Site will therefore remain free from development and will allow for a considerable extent of new native planting to support local wildlife and to reduce the visual impact of the Proposed Development. Established hedgerows, which run along the edges of this area of the Assessment Site, will be retained and enhanced.

6. Assessment of effects

- 6.1 The effect of the Proposed Development is quantified by predicting the magnitude of the change in the effects on the previously identified landscape character and visual receptors. In regards to the visual assessment it does not attempt to predict the visual effects of seasonal changes throughout the year but describes the 'worst case' position in terms of the view for the receptors i.e. in the winter the trees would have lost their leaves.
- 6.2 It is considered that the views onto the Proposed Development will be dramatically reduced in the summer due to the mature boundary planting coming into leaf. This will significantly contain and reduce views to and from the Proposed Development.

Sensitivity of the landscape character and visual receptors

Landscape character receptor's sensitivity

- 6.3 The Assessment Site falls within the county 'West Winchester Downs (7f)' landscape character area and 'Sparsholt Woodlands' within the borough landscape character area. These have both been identified as having a moderate to minor value within the baseline section of this appraisal.
- 6.4 The Proposed Development will lead to change in land use from fields to residential development; however it will lead to a limited area of the landscape changing and its townscape character is proposed to relate to the existing surrounding situation. These two identified landscape character areas are therefore considered to have a medium to low susceptibility to change. Through assessing the value and susceptibility to change it is considered that these receptors will have a medium to low sensitivity to the Proposed Development, as set out in **Table 3**.
- 6.5 At a local level, within the 'Central small scale fields (LCA2)' landscape character area, the Proposed Development will lead to change in land use; however it is proposed that a number of landscape features such as hedgerows and trees will be retained and assimilate into the layout. This landscaping will be further enhanced with new planting. It is assumed that the proposals will lead to a better management of such features and the identified landscape character area will have a high to medium susceptibility to change.
- 6.6 Through assessing the value and susceptibility to change of the Assessment Site's landscape elements and character within the 'Central small scale fields (LCA2)', it is considered that this receptor has a medium sensitivity. This is due to the identified value of the landscape character, the proposed use and the retention and enhancement of a number of landscape elements.
- 6.7 The remaining local landscape character area of 'Large scaled field (LCA1)' and 'Northern wooded MOD land (LCA3)' are considered to have a medium to low susceptibility to change and sensitivity to the Proposed Development.

Visual receptor's sensitivity

- 6.8 **Table 4**, set out at the end of this section, summarises the visual receptors sensitivity. This is based on the baseline assessments identified value and the susceptibility to change within the views of the Proposed Development. The latter is established by considering the occupation or activity of people (importance, as established within the baseline assessment); and extent of attention or interest that may therefore be focused on the views. This is influenced by the Assessment Site's visibility within the view, as identified within the baseline assessment, and the Proposed Development's integration with the surroundings.

Effect during construction phase: Short term

- 6.9 The previously identified landscape character areas and visual receptors have been analysed to review how the construction process is likely to affect them. During construction the following effects are likely to occur:

- Stripping of the grassed area to enable construction; and
- The temporary effect of the construction plant and traffic, which will include site compounds and vegetation protection fencing.

- 6.10 The construction of the Proposed Development will have a temporary adverse effect on the Assessment Site with the fields changing into a construction site. Where possible the boundary vegetation has been retained and integrated into the Proposed Development. The majority of the trees and hedgerows identified along the Assessments Site's boundary will be retained and set within new planting. To provide access into the Proposed Development James Fuller Arboriculture have identified that 15 category 'B' and 'C' trees and sections of groups 11, 12 and 14 will be lost.

Landscape character

- 6.11 The construction of the Proposed Development will have a temporary adverse effect on the Assessment Site with the agricultural fields changing into a construction site. The retained trees that fall within the Assessment Site will be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Therefore in the short term the Proposed Development is likely to have a direct, temporary, **major to moderate adverse** effect during the construction stage on the 'Central small scale fields' (LCA2) landscape character area, as set out in **Table 3**.

- 6.12 The construction of the Proposed Development is likely to have an indirect, temporary, **minor adverse** effect in the short term on the adjacent 'Large scaled field' (LCA1) and 'Northern wooded MOD land' (LCA3). It is considered that due to the Proposed Development being a small part of the 'West Winchester Downs (7f)' and 'Sparsholt Woodlands' landscape character area its construction is likely to have an indirect, temporary, **negligible** effect in the short term.

Visual receptor

- 6.13 The visibility of the construction of the Proposed Development in the short term has been recognised through considering the existing situation and the construction proposals.

Zone of Theoretical Visibility (ZTV)

- 6.14 With the likely use of cranes and construction plant it is considered that the ZTV will be temporarily increased with the cranes visible within limited areas of Littleton and Harestock, although the associated built form will likely screen the majority of views from these areas. Views will also be possible from the northeast and southwest agricultural fields, especially in the winter months however, the majority of these areas are not publicly accessible.

Visual receptors

- 6.15 The magnitude of change of the Proposed Development's construction plant on the identified visual receptors in the short term can be found in **Table 3** and is summarised below. For each of the visual receptors there is likely to be a direct temporary adverse effect from the construction works.
- 6.16 The construction of the Proposed Development is likely to have a direct, temporary, **major adverse** effect in the short term to Down House (VR1) and is likely to be visible from the properties side windows.
- 6.17 From the centre of Harestock Road, the majority of Kennel Lane and the centre of Main Road the construction of the Proposed Development are likely to have a direct, temporary, **major to moderate adverse** effect in the short term. It is considered that it is also likely to have a **moderate adverse** effect on the properties associated with the east of Harestock Road (VR2), Main Street (south) (VR4), Kennel Lane and Main Street (north) (VR5), Sir John Moore Barracks (VR6) and Main Street (centre) (VR7). The intervening vegetation reduces the effect on Deane Down Drive and the properties associated with the road (VR9). It is therefore considered that the construction of the Proposed Development is likely to have a direct, temporary, **moderate to minor adverse** effect in the short term. This effect is reduced to a direct, temporary, **minor adverse** effect in the short term from Stockbridge Road (B3049) due to the fleeting nature of the traffic along this route.
- 6.18 The construction of the Proposed Development is likely to have negligible to no effect on the remaining properties, PRoW and public highway receptors, due to the undulating topography, intervening vegetation or built form screening views onto it.

Effect during operational phase: Medium term

- 6.19 At the medium term at the operational stage the Proposed Development will be constructed and the landscape strategy implemented but not matured. At this stage the landscape character and visual receptors previously identified as part of the baseline have been analysed to review how the Proposed Development is likely to affect them.

Landscape character

- 6.20 The Proposed Development will have a permanent adverse effect on the Assessment Site with Areas 1 and 2, of **Figure 1**, being replaced by residential development. As shown on the supporting Design and Access Statement and illustrative drawings the Proposed Development is proposed to be in keeping with the design character of the areas townscape. Therefore in the medium term the Proposed Development is likely to have a direct, permanent **moderate adverse** effect during the first year of operational stage, as set out in **Table 3**.

- 6.21 The completion of the Proposed Development is likely to have an indirect, permanent, **negligible** effect in the medium term on the adjacent 'Large scaled field' (LCA1) and 'Northern wooded MOD land' (LCA3). It is also considered that the Proposed Development will have an indirect, permanent, **negligible** effect on 'West Winchester Downs (7f)' and 'Sparsholt Woodlands' landscape character area in the medium term.

Visual receptor

- 6.22 The visibility of the Proposed Development in the medium term has been recognised through considering the existing situation and the design of the Proposed Development.

Zone of Theoretical Visibility (ZTV)

- 6.23 It is considered that the ZTV will increase from the existing situation within the immediate area, but will not be as noteworthy as the ZTV at the construction stage. This is due to the design of the Proposed Development relating to the mass and materials of the surrounding residential properties. The Proposed Development will be read in conjunction with the existing built form along Harestock Road.

Visual receptors

- 6.24 The magnitude of change of the Proposed Development in the medium term can be found in **Table 2** and is summarised below. For each of the visual receptors there is likely to be a direct permanent adverse effect from the Proposed Development at its first day of operation.
- 6.25 With the completion of the Proposed Development it is likely to have a direct, permanent, **major to moderate adverse** effect in the medium term to Down House (VR1) and its associated residential properties are likely to be visible from Down House's side windows.
- 6.26 From the centre of Harestock Road, the majority of Kennel Lane and the centre of Main Road the residential properties associated with the Proposed Development's Area 2 are likely to have a direct, permanent, **moderate adverse** effect in the medium term. It is considered that it is also likely to have a **moderate to minor adverse** effect on the properties associated with the east of Harestock Road (VR2), Main Street (south) (VR4), Kennel Lane and Main Street (north) (VR5), Sir John Moore Barracks (VR6) and Main Street (centre) (VR7). The intervening vegetation reduces the effect on Deane Down Drive and the properties associated with the road (VR9). It is therefore considered that the Proposed Development is likely to have a direct, permanent, **minor adverse** effect in the medium term.
- 6.27 The Proposed Development is likely to have negligible to no effect on the remaining properties, PRoW and public highway receptors, due to the undulating topography, intervening vegetation or built form screening views onto it

Effect during operational phase: Long term

- 6.28 At the operational stage the Proposed Development will be constructed and the landscape strategy implemented. The landscape character receptors and visual receptors previously identified at the baseline stage have been analysed to review how the Proposed Development is likely to affect them.

Landscape character

- 6.29 The Proposed Development will have a permanent adverse effect on the Assessment Site with Areas 1 and 2, of **Figure 1**, being replaced by residential development. With the proposed landscape strategy implemented the Proposed Development is likely to have a direct, permanent **moderate to minor adverse** effect 15 years into its operational stage, as set out in **Table 3**.
- 6.30 The Proposed Development is likely to have an indirect, permanent, **negligible** effect in the long term on the adjacent 'Large scaled field' (LCA1) and 'Northern wooded MOD land' (LCA3). It is also considered that the Proposed Development will have an indirect, permanent, **negligible** effect on 'West Winchester Downs (7f)' and 'Sparsholt Woodlands' landscape character area in the long term.

Table 3 – Landscape character effects

Landscape Character areas	Susceptibility to change	Sensitivity	Short term	Medium term	Long term
West Winchester Downs (7f)	Medium to low	Medium to low	Negligible effect	Negligible effect	Negligible effect
Sparsholt Woodlands	Medium to low	Medium to low	Negligible effect	Negligible effect	Negligible effect
Large scaled field (LCA1)	Medium to low	Medium to low	Minor adverse effect	Negligible effect	Negligible effect
Central small scale fields (LCA2)	High to medium	Medium	Major to moderate adverse effect	Moderate adverse effect	Moderate to minor adverse effect
Northern wooded MOD land (LCA3)	Medium to low	Medium to low	Minor adverse effect	Negligible effect	Negligible effect

Visual receptor

- 6.31 The visibility of the Proposed Development in the long term has been recognised through considering the existing situation, the Proposed Development and the proposed landscape strategy.

Zone of Theoretical Visibility (ZTV)

- 6.32 It is considered that the ZTV will increase from the existing situation within the immediate area, but will not be as significant as the ZTV at the medium term phase. This is due to the management and maintenance of the landscape strategy. The Proposed Development will be read in conjunction with the existing built form along Harestock Road.

Visual receptors

- 6.33 The magnitude of effect of the Proposed Development on the identified visual receptors in the long term can be found in **Table 2** and is summarised below. For each of the visual receptors there is likely to be a direct permanent adverse effect.
- 6.34 After the implementation of the landscape strategy over a 15 year period it is considered that the Proposed Development it is likely to have a direct, permanent, **moderate adverse** effect in the long term to Down House (VR1) and its associated residential properties are likely to be visible from Down House’s side windows.
- 6.35 From the centre of Harestock Road, the majority of Kennel Lane and the centre of Main Road the residential properties associated with the Proposed Development’s Area 2 are likely to have a direct, permanent, **moderate to minor adverse** effect in the long term. It is considered that it is also likely to have a **minor adverse** effect on the properties associated with the east of Harestock Road (VR2), Main Street (south) (VR4), Kennel Lane and Main Street (north) (VR5), Sir John Moore Barracks (VR6) and Main Street (centre) (VR7).
- 6.36 The Proposed Development is likely to have negligible to no effect on the remaining properties, PRow and public highway receptors, due to the undulating topography, intervening vegetation or built form screening views onto it.

Table 4 – Visual receptor effects

Visual receptor	Susceptibility to change	Sensitivity	Short term	Medium term	Long term
Properties					
VR1 – Down House	High	High to medium	Major adverse effect	Major to moderate adverse effect	Moderate adverse effect
VR2 – Properties to the east of Harestock Road	High to medium	Medium	Moderate adverse effect	Moderate to minor adverse effect	Minor adverse effect
VR3 – Properties to the west of Harestock Road	Low	Medium to low	No effect	No effect	No effect
VR4 – Properties associated with Main Street (south)	High to medium	Medium	Moderate adverse effect	Moderate to minor adverse effect	Minor adverse effect
VR5 – Properties associated with Kennel Lane and Main Street (north)	High to medium	Medium	Moderate adverse effect	Moderate to minor adverse effect	Minor adverse effect

Visual receptor	Susceptibility to change	Sensitivity	Short term	Medium term	Long term
VR6 – Sir John Moore Barracks	Medium to low	Low	Moderate adverse effect	Moderate to minor adverse effect	Minor adverse effect
VR7 – Properties associated with Main Street (centre)	High to medium	Medium	Moderate adverse effect	Moderate to minor adverse effect	Minor adverse effect
VR8 – Harestock	Low	Medium to low	Negligible	No effect	No effect
VR9 – Properties associated with the Deane Down Drive	Medium	Medium to low	Moderate to minor adverse effect	Minor adverse effect	Negligible effect
VR10 – Flowerdown Care Home	Low	Medium to low	Negligible	No effect	No effect
VR11 – Littleton	Low	Medium to low	No effect	No effect	No effect
VR12 – Worthy Down	Low	Medium to low	No effect	No effect	No effect
VR13 – South Wonston	Low	Medium to low	No effect	No effect	No effect
VR14 – Dean	Low	Medium to low	No effect	No effect	No effect
VR15 – Lainston House	Low	Medium to low	No effect	No effect	No effect
VR16 – Properties associated with Westview Road	Low	Medium to low	No effect	No effect	No effect
VR17 – Properties associated with Salters Lane (southeast)	Low	Medium to low	No effect	No effect	No effect
VR18 – Weeke	Low	Medium to low	Negligible	No effect	No effect
Public rights of way					
A.	Low	Medium to low	No effect	No effect	No effect

Visual receptor	Susceptibility to change	Sensitivity	Short term	Medium term	Long term
		low			
B.	Low	Medium to low	No effect	No effect	No effect
C.	Low	Medium to low	Negligible	Negligible	No effect
D.	Low	Medium to low	No effect	No effect	No effect
E.	Low	Medium to low	No effect	No effect	No effect
F.	Low	Medium to low	No effect	No effect	No effect
G.	Low	Medium to low	No effect	No effect	No effect
H.	Low	Medium to low	No effect	No effect	No effect
J.	Low	Medium to low	No effect	No effect	No effect
Public highway					
Harestock Road	Medium	Medium	Major to moderate adverse effect	Moderate adverse effect	Moderate to minor adverse effect
Kennel Lane	Medium	Medium	Major to moderate adverse effect	Moderate adverse effect	Moderate to minor adverse effect
Main Road	Medium	Medium	Moderate adverse effect	Moderate adverse effect	Moderate to minor adverse effect
Deane Down Drive	Medium	Medium	Moderate to minor adverse effect	Minor adverse effect	Negligible effect
Stockbridge Road	Medium to low	Medium to low	Minor adverse	Negligible	Negligible

Visual receptor	Susceptibility to change	Sensitivity	Short term	Medium term	Long term
(B3049)		low	effect	effect	e effect
Andover Road North (B5420)	Low	Low	No effect	No effect	No effect
Down Farm Lane	Low	Low	No effect	No effect	No effect
Stud Lane	Low	Low	No effect	No effect	No effect
Christmas Hill	Low	Low	No effect	No effect	No effect
A34	Low	Low	No effect	No effect	No effect
A272	Low	Low	No effect	No effect	No effect

7. Physical and Visual Function of the Assessment Site within the Local Gap

- 7.1 Policy CP18 of the Local Plan seeks to retain the physical and/or visual function provided by the generally open and undeveloped nature of the defined settlement gaps. The Assessment Site is located within one of the identified local gaps, the 'Winchester and Littleton Local Gap'. The following section considers the physical and visual function the Assessment Site plays within this designation, which has been informed by the findings of this appraisal.

Physical function of the Assessment Site

- 7.2 Within the local character areas LCA1 and LCA2 the distance between the Local Plan settlement boundaries is between 650 and 550 metres in width. This is the distance between Harestock Road, the defined settlement edge of Winchester, and Down Deane Drove, the defined edge of Littleton. These areas do, however, have development within them, which physically reduces the open nature and sense of physical separation between the settlements. The physical separation of the settlements is appreciated within the views from the properties within and adjacent to these areas:

- 350 metres between the north eastern residential and south western residential area to the east of the Main Road. This section of road is split with the two properties located in the centre of the road located on the west side.
- 300 metres along Kennel Lane, which splits the north eastern residential properties associated with Main Road and the barn and dense hedgerow associated with the land at Harestock Road. This gap is broken by Kennel Lane stables.

- 7.3 To the north, within LCA3 'Northern wooded MOD land', the MOD land use and vegetation provides a physical separation between the settlements, which the public cannot access and travel through.

- 7.4 The Proposed Development will retain the identified distances of 350 metres, between the north eastern and south western residential area to Main Road, and the 300 metres along Kennel Lane, between north eastern residential properties associated with Main Road and the barn and dense hedgerow associated with the Assessment Site.

Visual function of the Assessment Site

- 7.5 Existing partial to glimpsed views can be gained during the winter months between the roofs of properties either side of the southern section of the local gap. It is considered that the field in LCA1 and the central paddocks of LCA2 are visible from the roads that pass through and are adjacent to the designated local gap. They provide the visual function of visually separating the two settlements, due to the lack of boundary treatments. Again the wooded area of LCA3 prevents views between the settlements at the northern section of the gap, within the MOD land.

7.6 Due to its dense vegetation along the internal, western and northern boundaries of Area 1 and 2, which are proposed to be retained and enhanced as part of the Proposed Development. The Assessment Site and any Proposed Development within these areas are likely to be read in conjunction with the existing built form of Harestock Road. Area 3 is open and located along the slope of the valley and therefore contributes to the visual separation of the settlements and has been set aside for public access open space accordingly.

8. Conclusions

- 8.1 The LVIA is founded on a thorough study of the Assessment Site and its townscape and landscape setting. Through an understanding these features and resources, a robust impact appraisal of the Proposed Development has been undertaken.
- 8.2 The Assessment Site itself comprises of three areas of land and a number of agricultural buildings. The surrounding area consists of a number of fields that are used for arable purposes and as paddocks in association with farmsteads and individual residential properties. There are also areas of built form which consist of the residential suburb of Harestock to the east and south of the Assessment Site and the linear village of Littleton to the west. To north of the Assessment Site is the Ministry of Defence (MOD) land (Sir John Moore Barracks) which contains areas of dense woodland, recreational ground and large two storey barrack blocks.
- 8.3 The LVIA has identified that the Proposed Development will reflect the surrounding townscape's features and retain the majority of the existing boundary vegetation. It will also provide a significant area of informal public access open space.
- 8.4 Effects are predicted to be limited to moderate, moderate to minor and minor adverse following implementation of the Proposed Development on the following landscape character areas and visual receptors:
- Central small scale fields (LCA2)
 - Down House (VR1)
 - Harestock Road (VR2)
 - Main Street (south) (VR4)
 - Kennel Lane and Main Street (north) (VR5)
 - Sir John Moore Barracks (VR6)
 - Main Street (centre) (VR7).
 - the centre of Harestock Road
 - Kennel Lane
 - the centre of Main Road
- 8.5 The Proposed Development is likely to have negligible or no effect on the other landscape character and visual receptors due to the retention of identified landscape features and the relative proportion of areas and views affected.
- 8.6 The landscape design response will pay due regard to the careful retention and enhancement of the existing characteristic landscape elements, including the trees and hedgerows. This will benefit the area and help to ensure that the Proposed Development relates to and integrates with the current surroundings, provides a mature landscape setting and reduces the effect on the identified receptors visual amenity. Developing within Areas 1 and 2 of the Assessment Site would not significantly affect the existing physical or visual function of the 'Winchester and Littleton Local Gap'.

Appendix 1: Full appraisal methodology

Landscape and visual impact appraisal methodology

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the *“the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”* (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

Baseline landscape appraisal

The baseline landscape appraisal for the Assessment Site has included a mixture of desk study and field work to identify and record the character of the landscape. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the landscape. Once these factors were established the landscape character areas (landscape receptors) and their associated key characteristics were identified. The value attached to the landscape receptor has then been considered along with their associated condition. **Table 1** provides four evaluation components to assess the landscape situation of the Assessment Site and its surroundings, and determine its baseline situation.

Table 1: Landscape Evaluation

Landscape Component	Description
Landscape Element	The individual elements that are the key characteristics contributing to the distinctive character of the townscape
Landscape Character	The distinct and recognisable pattern of elements made up from landscape components that create a sense of place. It is a reflection of the landform, land use, built form and human activity
Landscape Condition	Equivalent to quality, this is the physical state of the landscape its intactness, and the state of repair of the features and elements that together make up its character
Landscape Value	The importance of a character area based on national, regional or local designations; and, where there are no designations, judgements are based on criteria that can establish value

Landscape condition

The condition of the identified landscape character areas has been assessed using the criteria set out in **Table 2**. The condition refers to the state of the individual area and is described as factually as possible.

Table 2: Landscape Condition

Condition	Criteria
High	Where the area is intact and is in good repair/quality
Moderate	Where the area is relatively intact and is in average repair/quality
Low	Where the area has undergone alterations and is in poor repair/quality

Landscape value

The value of the identified landscape character areas has been assessed using the criteria set out in **Table 3**. The consideration of value is initially based on, and takes into account, whether it is covered by a landscape designation at a national, regional or local level. This is also informed by designated heritage assets. Good practice guidance states that undesignated landscapes do, under certain circumstances, have value and should be judged drawing upon such factors as landscape, or townscape, quality and scenic quality and/or associations, with people or events that contribute to perceptions of natural beauty

Table 3: Landscape value

Value	Typical Criteria	Typical Scale of Importance/Rarity	Typical Examples
Exceptional	High importance and rarity. No or limited potential for substitution	International, National	World Heritage site, National Park, AONB, and/or typically Grade I Grade II* listed buildings
Major	High importance and rarity. Limited potential for substitution	National, Regional, Local	AONB, Scheduled Monuments, Conversation Area, typically Grade II listed buildings, and/or Register Park and Gardens
Moderate	Moderate importance and rarity. Limited potential for substitution	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Minor	Minor importance and rarity. Considerable potential for substitution	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
Poor	Minor importance and rarity	Local	Areas identified for recovery

Baseline visual appraisal

The baseline visual effects appraisal has established the area in which the Assessment Site, and emerging Proposed Development, may be visible; the different groups of people who may experience the views of the development; and the areas where views can or are likely to be possible; and the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

Elements of these evaluation are discussed below and have informed the ‘susceptibility of receptor to change’, when the predicted significant effects were considered. Also considered at this baseline stage is the value related to receptor.

Representative viewpoints have been identified from a proportion of the visual receptors and they have been used to support this appraisal’s finding. The evaluation of the identified receptors has taken into account the following:

- type and relative numbers of people, and their occupation or activity
- location, nature and characteristics
- nature, composition and characteristics of the views (including directions)
- elements which may interrupt, filter or otherwise influence the views

Importance of the people (visual receptor) who may be affected

The existing importance of the identified visual receptor is based upon the number of people likely to perceive any changes; and their reason for being within the area. The criteria are outlined in **Table 4**.

Table 4: Visual receptor importance

Importance	Criteria
High	Residential properties, public footpaths, bridleways, visitors to historic assets.
Moderate	Retail and employment sites, sports and recreational facilities and roads
Low	Industrial sites and agricultural land

Extent and proportion of visibility

The extent of existing visibility of the Assessment Site from the identified receptors is assessed according to the criteria set out in **Table 5**.

Table 5: Visual receptor visibility

Extent	Criteria
No View	The Assessment Site is not visible (or difficult to perceive)
Glimpse	The Assessment Site has a obscured view (by intervening vegetation or built form) or distant view of part of the Assessment Site or Proposed Development
Partial	A clear view of part of the Assessment Site or Proposed Development; a partial view of most of it; or a distant view in which the Assessment Site or Proposed Development forms a significant proportion of it
Open	A panoramic view of most of the Assessment Site or Proposed Development, occupying most of the field of vision

Distance of visibility

The distance of the Assessment Site from the receptors, follows the criteria set out in **Table 6**.

Table 6 Visual receptor distance

Distance	Criteria
Adjacent	If the visual receptor is within, or adjacent to the Assessment Site
Short	If the visual receptor is one to 500 metres or adjacent to the Assessment Site
Medium	If the visual receptor is 500 to 1 kilometres to the Assessment Site
Long	If the visual receptor is 1kilometres plus to the Assessment Site

Value attached to the view

The value attached to the identified visual receptors view follows the broad criteria set out in **Table 7**. This considers the recognition of the value of the view and indicators of the value attached to views by visitors.

Table 7 Value of the identified visual receptors view

Value	Criteria
High	The view from the identified visual receptor is: related to a designated heritage assets, or a view related planning designation; and/or mentioned in a number of guidebooks or on tourist maps; and/or referenced in art and literature
Moderate	The view from the identified visual receptor is: related to a non-designated heritage assets; and/or of local visual amenity importance
Low	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a view related planning designation; and/or mentioned in a guidebooks or on tourist maps; and/or referenced in art and literature; and/or of little visual amenity importance

Assessing the landscape and visual effects

The interactions between the existing landscape and visual amenity receptors, identified at the baseline stage, and the components of the Proposed Development at various different development phases are considered at this stage of the assessment.

Sensitivity of the landscape and visual receptors

In order to identify the sensitivity of the landscape and visual receptors to the Proposed Development the following factors were considered: susceptibility to change; and value of the landscape receptor. The latter point has already been identified as part of the baseline assessment. The reason the sensitivity is determined at the effects stages is due to the need to consider the susceptibility of the receptors in relation to change arising from the specific type of development proposed.

Susceptibility of the landscape receptor in relation to change

The susceptibility of the receptor has been defined within the GLVIA as “*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning*”

policies and strategies” (Para. 5.40 Ref 8:5). Judgement on susceptibility of change is broadly set out in **Table 8**. This will be linked back to evidence gathered at the baseline stage on condition and value.

Table 8: Landscape susceptibility to change

Susceptibility to change	Criteria
High	Where the area is unlikely to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies
Medium	Where the area can relatively accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies
Low	Where the area can accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies

The matrix shown in **Table 9** demonstrates broadly how sensitivity is determined through combining the landscape value with its susceptibility to change. It is important to note that this is a quantitative approach, which the GLVIA strives to avoid, so will be linked back to evidence gathered at the baseline stage.

Table 9: Sensitivity of landscape character

Susceptibility to change	Value				
	Exceptional	Major	Moderate	Minor	Poor
High	High	High and or medium	Medium	Medium	Medium and or low
Medium	High and or medium	Medium	Medium	Medium and or low	Low
Low	Medium	Medium	Medium and or low	Low	Low

Susceptibility of the visual receptor in relation to change

The susceptibility of the visual receptor to change is identified broadly as the change in view and the visual amenity of the identified visual receptor. It considers the occupation or activity of people; and extent of attention or interest that may therefore be focused on the views and visual amenity.

Judgement on susceptibility of change is broadly set out in **Table 10**. This will be linked back to evidence gathered at the baseline stage and will be influenced by the Assessment Site’s ‘importance’ and ‘visibility’ within the view, as identified within the baseline assessment.

Table 10: Visual receptors susceptibility to change

Susceptibility to change	Criteria
High	The visual receptor has high to moderate importance and has a partial or open visibility and therefore would not be tolerant of change
Medium	The visual receptor has high to low importance and has a partial to glimpsed visibility and therefore would therefore would be tolerant of some change
Low	The visual receptor has a high to low importance and/or has glimpsed to no view and therefore would be tolerant to change

The matrix shown in **Table 11** demonstrates broadly how sensitivity is determined through combining the landscape and visual receptor value with its susceptibility to change. It is important to note that this is a quantitative approach, which the GLVIA strives to avoid, so will be linked back to evidence gathered at the baseline stage.

Table 11: Sensitivity of visual receptor

Susceptibility to change	Value		
	High	Moderate	Low
High	High	High and or medium	Medium
Medium	High and or Medium	Medium	Medium and or low
Low	Medium	Medium and or low	Low

Magnitude of landscape and visual amenity effects

The predicted effects are a straight comparison between the existing situation and that occurring at prescribed fixed phases in the future. The magnitude of effect considers the size or scale of the proposals, along with the geographical extent of the area influenced and its duration. These areas are defined in the bullets below and summarised in **Table 12**:

- Size and scale is described verbally as the loss and addition of new features being major, moderate, minor or none. This relates to the loss or addition of particular elements; the degree to which aesthetic or perceptual aspects are altered; and the change to the key characteristics.
- Geographical extent is the area over which the effect will felt and ranges from site level, to character area, and onto a larger scale.
- Duration, for the purpose of this assessment, relates to temporary (during construction) and permanent (once the development is complete)

The overall magnitude of effect of the Proposed Development's effect on the identified landscape and visual receptors' areas are defined as either being substantial, moderate, minor, negligible or neutral. This corresponds to the extent to which the Proposed Development improves, causes damage, or is negligible to the existing landscape character areas and visual receptors

The effect of the Proposed Development will vary depending on time (i.e. construction through to operational phases) with the appearance and effect of the proposals changing with time. The effects of the Proposed Development are determined at two key phases:

- construction effects, which includes change in land use with effects created by the construction works in the short term;
- operational effect (year 1), which includes the effects during the first year of operation and the likely maturity of any landscape proposals in the medium term; and
- operational effect (year 15+), which includes the effects after 15 years that are likely to be reduced or eliminated as a result of any landscape proposals in the long term.

The criteria for the adverse, beneficial and neutral effects of the landscape character and visual assessment is summarised in **Table 12** below. This addresses whether the Proposed Development undertakes the following:

- conforms with the pattern, scale, mass, grain and historic features of the identified landscape character;
- creates a loss or restoration of key landscape features;
- contributes to the identified landscape character;
- affects identified receptors and viewpoints; and
- accords with national, regional and local planning policy and guidelines.

Table 12: Landscape character and visual amenity magnitude of effect

Magnitude of Effect	Definition
Major adverse	The Proposed Development has a significant detrimental effect on the identified visual receptors or results in a major deterioration of the identified landscape character area
Moderate adverse	The Proposed Development has a moderate detrimental effect on the identified visual receptors or fails to contribute to the identified landscape character area
Minor adverse	The Proposed Development has a slight detrimental effect on the identified visual receptors or fails to fully contribute to the identified landscape character area
Negligible/none	The Proposed Development neither contributes to nor detracts from the identified visual receptors or identified landscape character area
Minor beneficial	The Proposed Development has a slight beneficial effect on the identified visual receptors or partly contributes to the identified landscape character area
Moderate beneficial	The Proposed Development has a moderate beneficial effect on the identified visual receptors or contributes to the identified landscape character area
Major beneficial	The Proposed Development has a significant beneficial effect on the identified visual receptors or results in a major contribution to the identified landscape character area