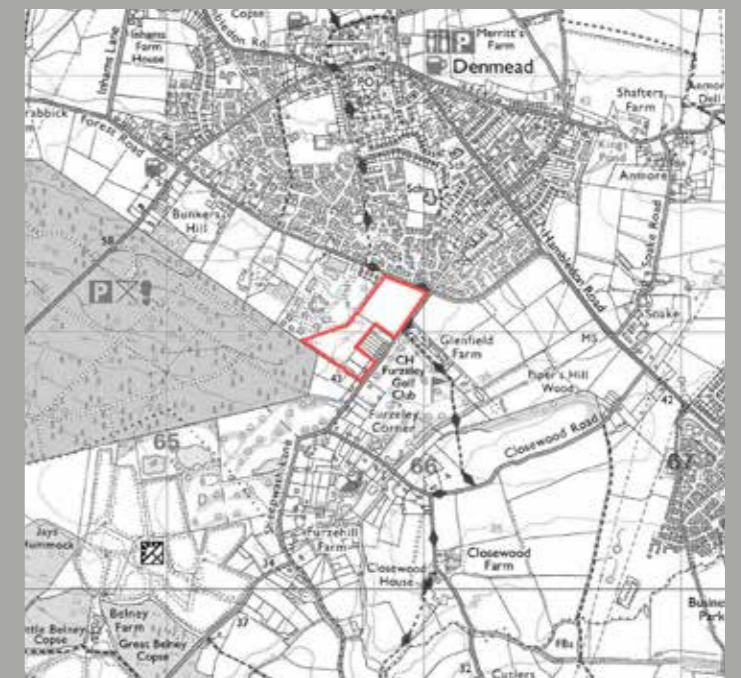



Land at Forest Road/Furzeley Road, Denmead  
**LANDSCAPE STATEMENT**  
on behalf of Bewley Homes  
September 2020



~	FINAL	LF/SK	BJB	JBA	September 2020
Revision	Purpose	Originated	Checked	Authorised	Date
<b>Document Number:</b> JBA 20/182 - Doc1		<b>Document Reference:</b> LANDSCAPE STATEMENT Land at Forest Road/Furzeley Road, Denmead  			

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# 1. INTRODUCTION

## 1.1 Background

- 1.1.1 James Blake Associates Ltd. (JBA) has been instructed by Bewley Homes to prepare a Landscape Statement in relation to the proposed residential development of land to the south of Forest Road, and to the west of Furzeley Road, Denmead ('the Site').
- 1.1.2 The village of Denmead is situated approximately 19km north of Portsmouth and 29km south of Winchester, and has a semi-rural character.
- 1.1.3 Historically, Denmead was a series of settlements and hamlets within the Forest of Bere which stretched from the Meon Valley in the west to Havant in the east; however Denmead is now a large village in its own right.
- 1.1.4 The wider landscape surrounding the village is one of largely agricultural land, interspersed by large areas of woodland.
- 1.1.5 This preliminary appraisal of landscape and visual impacts has been undertaken to determine the various landscape and visual constraints and opportunities regarding the wider site area and its context, how these might serve to influence the potential for development in respect of a strategic masterplan, and to influence an inherent landscape strategy as part of that masterplan.
- 1.1.6 The Site has been considered as part of the 2015 Winchester City Council Strategic Housing Economic Land Availability Assessment (SHELAA) as Sites 310 and 311. The Site was considered favourably within the SHELAA and is therefore deemed as deliverable/developable.

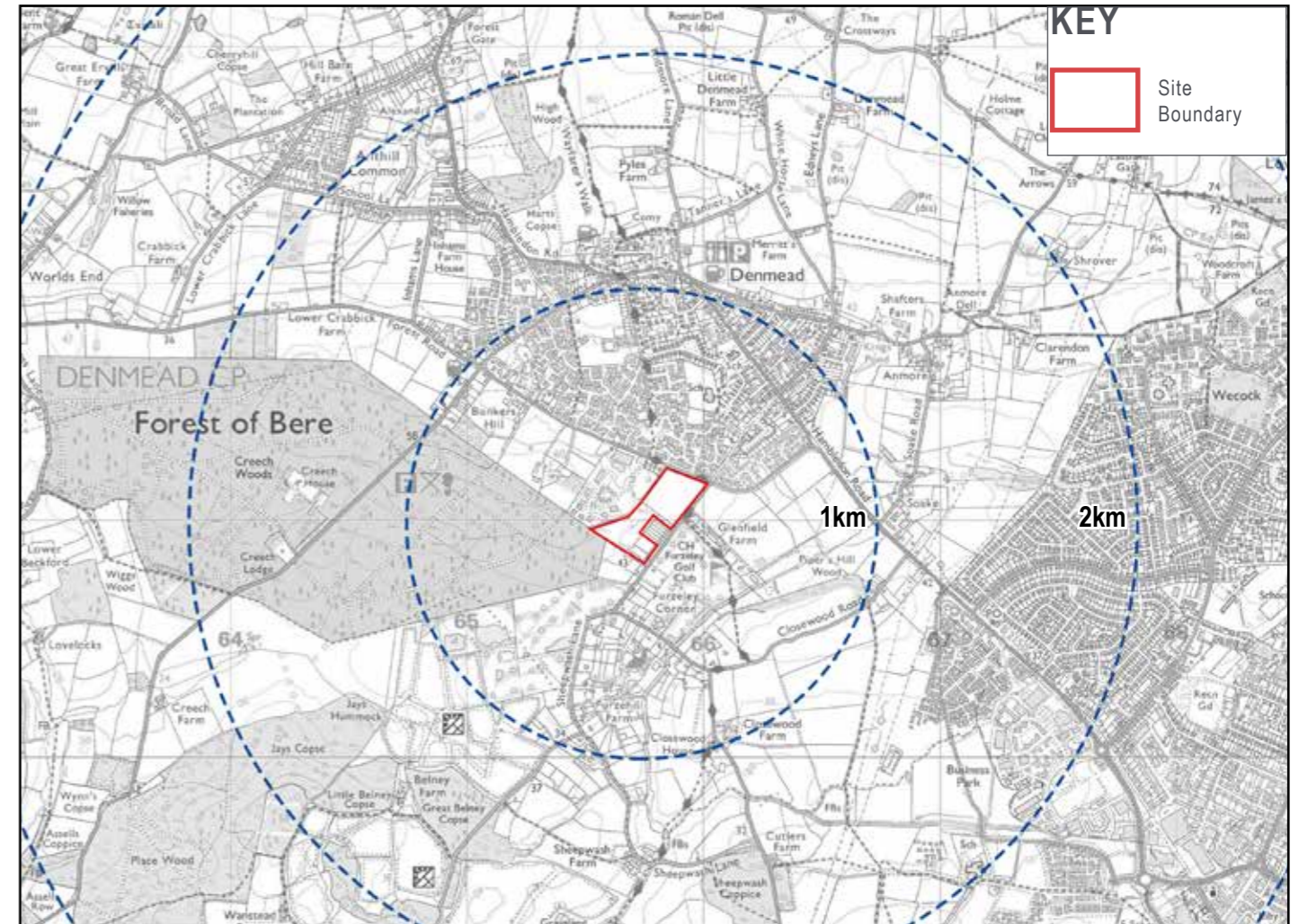
## 1.2 Site Location and Study Area

- 1.2.1 The location and boundaries of the Site are shown in **Figure 1**. The area (approximately 7.8ha) is located to the south of the main built up area of Denmead and as currently in agricultural use. The Site is bound to the north by Forest Road (with residential properties beyond), to the east by Furzeley Road and existing residential dwellings, to the south by further agricultural land and Creech Wood and to the west by a small business park and care home facility.
- 1.2.2 The associated study area extends approximately 1km in all directions.

## 1.3 Methodology and Approach

- 1.3.1 This statement follows the principles of baseline assessment as set out in GLVIA3<sup>1</sup>, and focuses on establishing the information relevant to the potential future development of the Site. In line with the current guidance, the landscape resource and views are appraised separately.
- 1.3.2 The report assesses the potential landscape and visual constraints and opportunities of the Site and its context, namely:
  - The landscape as a resource – by identifying important elements and features within and adjacent to the Site; appraising landscape character and its key characteristics; and considering the value attached to the landscape

1 <sup>1</sup>Guidelines for Landscape and Visual Impact Assessment - 3rd Edition (GLVIA3). Landscape Institute and IEMA. 2013



**Figure 1: Site Location and Study Area.**

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- as a whole;
  - Views and visual amenity – by identifying the extent of the visibility of the site; representative views as experienced by local residents and visitors to the area; and the existing nature of these views; and
  - Green Infrastructure – by exploring opportunities for the creation of open space as part of a wider strategic network.
- 1.3.3 This assessment was informed by a desk study of current planning policy, designations, landscape character (including published landscape character assessments) and green infrastructure strategies as well as aerial/OS mapping. The desk study was supported by field survey, with a site visit undertaken on the 15th September 2020.
  - 1.3.4 Photographs taken in summer represent the best case scenario in terms of visual screening; visibility will be higher in winter when deciduous vegetation is not in leaf.



## 2. SITE AND IMMEDIATE CONTEXT

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### 2.1 Site Description

2.1.1 The area (approximately 7.8ha) is broadly rectangular in shape and is currently in use as agricultural land. The Site lies outside of the current settlement boundary and in planning terms is classified as 'countryside'. There is some existing built development on-site associated with Whitestone Stables.

2.1.2 The main features of the application site are shown on **Figure 4: Site Photographs**.

#### Context

2.1.3 There are three existing access points onto the Site: the main access into Whitestone Stables from Furzeley Road, and two further access points onto the agricultural land and a track from Forest Road to the north.

2.1.4 The Site is bound to the north by Forest Road, with existing residential properties beyond, to the east by Furzeley Road with a number of existing residential dwellings inset into the site boundary, to the south by further agricultural land and the north-eastern tip of Creech Woods, and to the west by the Parklands Business Park and a recently constructed residential care home.

2.1.5 The south-western corner of the Site is partly bordered by Creech Woods with its pattern of very dense coniferous planting and more open coppiced areas. Other surrounding vegetation is pasture fields with tall hedgerows and small pockets of deciduous woodland.

2.1.6 The managed and manicured landscape of Furzeley Golf Club covers much of the area to the east of the Site which has a localised negative impact on the largely rural character of the wider landscape.

#### Physical Influences

2.1.7 The Site is gently sloping from a high point of approximately 50m AOD at the southwest corner where it adjoins Creech Woods. The lowest point lies in the southernmost corner at approximately 40m AOD. The northern part of the Site is more gently sloped, falling from approximately 43m AOD along the western site boundary, to approximately 41.5m AOD on the south eastern boundary with Furzeley Road.

2.1.8 There are a number of existing drainage ditches on Site, generally marking field boundaries. At the time of survey all of these ditches were dry.

#### Landuse, Landcover and Vegetation

2.1.9 The Site comprises wholly agricultural land and is currently used for haymaking, and for the grazing of horses. A small livery yard, Whitestone Stables, is located in the south-eastern corner of the Site and includes stable buildings, associated hardstanding and an outdoor manège.

2.1.10 The pasture land is split into three compartments which are defined by rows of mature native trees, mainly Oak, indicative of former field boundaries. There is a cluster of mature trees in the south west corner adjacent to Creech Wood. The southern part of the Site generally has a more intimate spatial scale with a smaller field pattern and greater level of enclosure provided by existing vegetation.

2.1.11 The northern and north-eastern site boundaries are defined by a mature mixed species hedgerow which is managed to a height of approximately 1.5m and interspersed by mature trees.

2.1.12 The north western boundary comprises of a bank of mature hedgerow and trees, separating the Site from the adjacent business park, this gives the Site a wooded feel. This boundary becomes more densely wooded as it reaches the outer edges of Creech Woods.

#### Settlement

2.1.13 Inset into the south eastern site boundary along Furzeley Road is a block of 10 detached dwellings with long back gardens extending westwards for approximately 75m. The back garden boundaries abutting the Site generally comprise chain link fencing, however views are partially screened by existing garden vegetation. There are further residential dwellings along Furzeley Road to the north and south of the golf club.

2.1.14 To the west of the Site lies the Parklands Business Park and a recently constructed residential care home facility.

2.1.15 Proximity to the Denmead settlement edge and the golf course with associated buildings and parking areas gives something of a suburban feel to the overall area.

### 2.2 Designations

2.2.1 The Site is unconstrained in terms of statutory landscape or ecological designations, however the wider landscape incorporates a number of statutory/non-statutory designations (see **Figure 2**). Those in closest proximity to the Site are described below:

#### Tree Preservation Orders

2.2.2 There are a number of Tree Preservation Orders within the study area, the whole of the Parklands Business Park to the west of the Site is covered by a TPO area.

#### Creech Woods

2.2.3 Creech Woods is a remnant of the Old Forest of Bere and is in excess of 200 hectares in size. Although a substantial part is conifer plantation, there are parts of deciduous broadleaved species. The woods are a Site of Importance for Nature Conservation (SINC).

2.2.4 Creech Woods is Dedicated Land under Section 16 of the CROW Act (2000). This creates a statutory right of access on foot which can be enjoyed by everyone. The act of dedication is irrevocable and binds successive owners and occupiers of the land (and others with an interest in that land) so that the right of access is protected for all time.

#### Ancient Woodland

2.2.5 There is little ancient woodland in the immediate vicinity of Denmead. Pipers Hill Wood, a band of ancient woodland, lies south of Furzeley Golf Course.



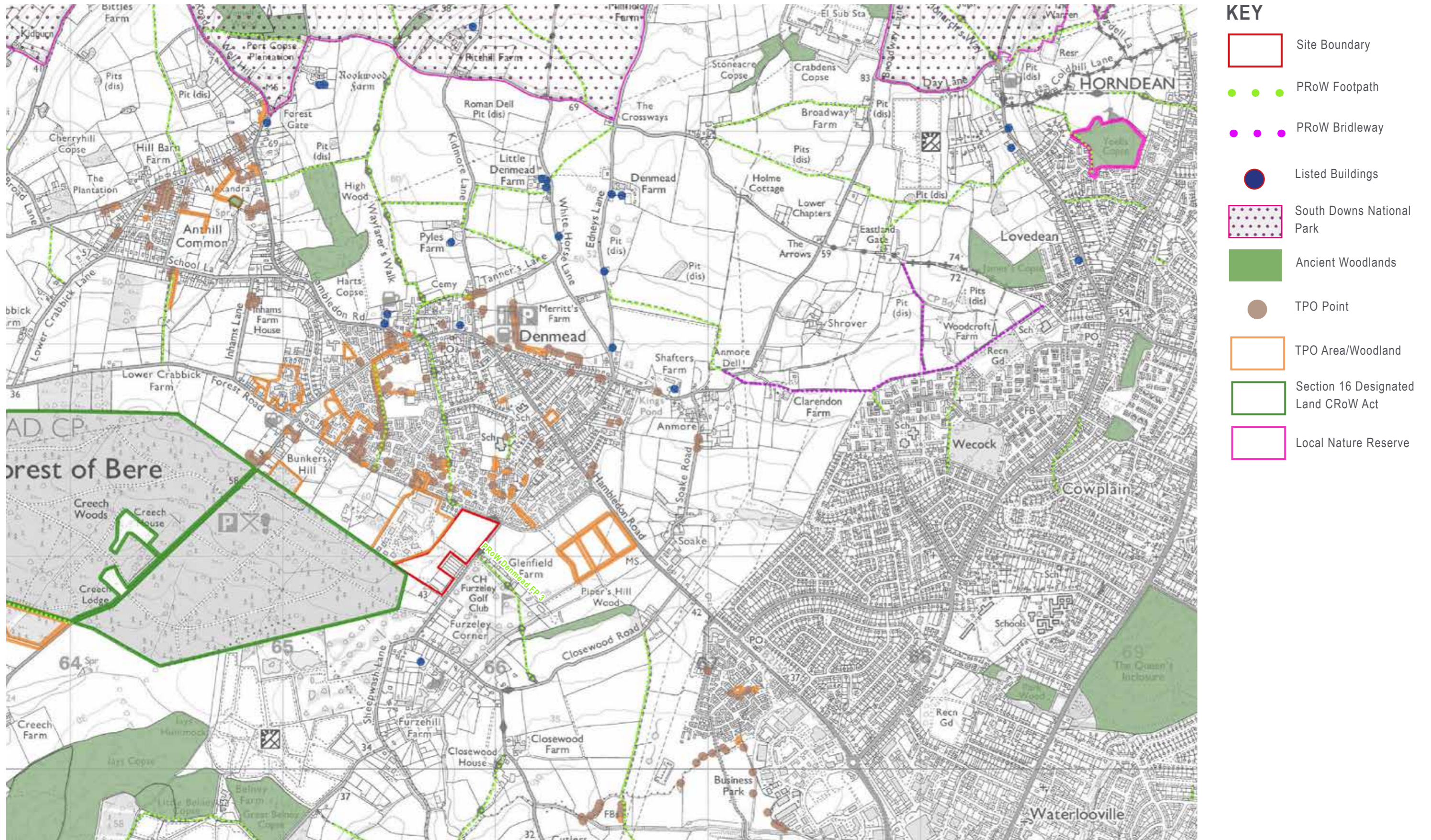


Figure 2: Designations Map. Scale 1:20 000 @ A3.

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**KEY**

- Site Boundary
- Site View Location (see Figure 4)

Figure 3: Site View Locations. Scale NTS @ A3.  
 Source: Google, September 2020.





View A: View north-east from the southern site boundary



View B: View south-east from the south-western site boundary





View C: View east from the western site boundary



View D: View east from the western site boundary





View E: View south-east from the north-western corner of the Site



View F: View north from the eastern site boundary





View G: View south-east towards Whitestone Stables



View H: View south-east across existing manège





View 1: View south-west across Whitestone Stables

### 3. LANDSCAPE ANALYSIS

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#### 3.1 Landscape Character

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

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

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

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

##### National: National Character Area Profiles

3.1.4 At the national level (Natural England, 2012) the Site lies within the South Hampshire Lowlands (NCA 128). This character type is categorised as a lowlying plain between the chalk hills of the Hampshire and South Downs and Southampton Water.

3.1.5 Key characteristics of this landscape type are:

- *‘Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
- *Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland such as Botley Wood and West Walk, the remnants of the Royal Hunting Forest of Bere.*
- *Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.*
- *An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.*
- *In parts, a very urban NCA dominated by the city and port of Southampton and other large towns such as Waterlooville and Havant. The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.*
- *Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA’.*

3.1.6 To the south of the Site lies the remnants of the Royal Hunting Forest of Bere. This is highlighted within the description of the NCA and is now a mosaic grassland, wood pasture and woodland. A high proportion is designated ancient woodland. The prevalent vegetation type is broadleaf woodland incorporating species such as oak and hazel. Conifer plantations have been introduced in the Forest of Bere and provide small-scale commercial forestry

operations.

3.1.7 The farmed landscape is typically pastoral in character, but some arable farming also takes place e.g cereal and oilseed rape. The field pattern varies from small to medium irregular fields resulting from medieval enclosure and typically bounded by low oak hedgerow.

3.1.8 29% of the NCA is urban, Southampton, Eastleigh, Havant, Romsey, Totton and Waterlooville. Rural settlement pattern is more dispersed and less strongly nucleated with clustered villages, hamlets and isolated farms linked by a network of minor roads and narrow lanes.

##### County: Hampshire Integrated Character Assessment

3.1.9 The Hampshire Integrated Character Assessment provides a framework for more detailed local character assessments carried out at the district and borough level by identifying LCAs at a large spatial scale.

3.1.10 The Site lies within the Forest of Bere East LCA. This character area exists within the Hampshire Basin, bounded by the Hampshire Downs to the north with Portsdown Hill to the south west and the Coastal Plain in the south east. The Meon Valley forms the western boundary and the County boundary the eastern.

3.1.11 Key characteristics of this LCA include:

- *‘A low-lying landscape with shallow undulations, predominantly south sloping.*
- *Varied geology and soils, with seasonally saturated heavy clays in the central and southern parts and locally higher, more undulating sandy outcrops resulting in agriculturally poor soils. .*
- *Predominantly pasture, commercial forestry and woodland with small some smallholdings*
- *High proportion of woodland, both coniferous plantation and ancient semi-natural woodland, some extensive, often accessible.*
- *Woodland creates a secluded landscape, contrasting with the adjoining major towns, although there are strong urban fringe influences around large settlements.*
- *High proportion of semi natural habitats including ancient woodlands, wet woodland, remnant heath, unimproved neutral meadows and acid grassland supporting a rich biodiversity.*
- *Part of the former hunting reserve of the Royal Forest of Bere, which has shaped the pattern of woodland, commons and assart fields. Hedgerow oaks and hedge banks are common features. The fringes are typically of later formal enclosure.*
- *Routes vary from straight roads with wide verges associated with formal enclosure, to narrow, winding, hedged lanes.*
- *Historically, mixed settlement pattern of low-density dispersed farms, with linear settlements along stream tributaries and common edges.*
- *Extensive mid to late 20th century development of Waterlooville, Horndean and Cowplain which divides the area in two. Other significant modern expansion at Denmead and Soberton Heath’.*



### 3. LANDSCAPE ANALYSIS Continued.

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3.1.12 The Integrated Character Assessment provides a further description of the landscape under the following sub-headings:

#### *Physical Characteristics and Land Use*

3.1.13 The Forest of Bere East LCA is a low-lying, gently undulating landscape rising to the base of Portsdown Hill in the south. Soils are seasonally waterlogged and generally unproductive.

#### *Land Use*

3.1.14 There is a mixture of land use with a higher percentage of pasture and rough grassland. Small farm holdings are typical, and the lowland mosaic medium scale woodland is predominant, stretching over most of the area, characterised by irregularly shaped coniferous and ancient semi-natural woodland blocks, especially in the core Forest area. The north of the area is characterised by lowland mosaic small scale wooded landscape has generally small fields with straight edges and low clipped hedgerows and closely spaced spreading oaks.

#### *Landscape character and views*

3.1.15 Topography and woodland cover combine to give varying views; sometimes framing views to higher ground, but often limiting and containing them.

3.1.16 The high proportion of woodland cover within the LCA creates a rural and secluded character, even close to settlements. Urban fringe characteristics such as high voltage power lines, heavy traffic, fly tipping, small holdings and horse paddocks are evident in the transition zone between urban and rural areas.

#### *Biodiversity Character*

3.1.17 *'In the large urban residential areas to the east habitats include patches of broadleaved woodland, amenity grassland and sports pitches. The central agricultural landscape comprises of improved grassland and some arable land there are patches of unimproved grasslands and woodlands. The woodland varies in character with broadleaved woodlands, active coppice with standards, coniferous plantations and mixed plantations'.*

#### *Historic Character*

3.1.18 The woodland has always been exploited for its animals, grazing land and timber, although its poor soils made less attractive for farming.

3.1.19 The northern part of the LCA tends to have been subject to Parliamentary enclosure in the C. 19th. Very small, straight, regular enclosures tended to occur around the common edge settlements. Straight field boundaries, clipped hedges and closely spaced oaks occur around Denmead, Havant and Waterlooville.

3.1.20 The mid to late 20th century saw the rapid expansion of Havant and Waterlooville, resulting in woodland clearance for development, leaving 'island' fragments of woodland. Ancient woodlands, including Creech Wood were replanted with conifers.

#### *Built Environment*

3.1.21 Very straight lanes and roads associated with commons and parliamentary enclosures occur frequently. The historic settlement pattern in the mid-19th century was low density and dispersed, especially in the core area of the Forest

of Bere. The eastern part of the area was subject to mass housing expansion in the 20th century which extended from Havant, Purbrook, Waterlooville and Denmead over the parliamentary fields and remnant Forest.

3.1.22 Typically, settlements are comprised of a variety of building periods and style from mid-19th century to the modern day. The lack of listed buildings is indicative of the lack of status of the settlements and the limited prosperity of the area.

#### **District: Winchester District Landscape Character Assessment**

3.1.23 The Winchester District Landscape Character Assessment identifies broad Landscape Character Types across the district. The Site lies within the Mixed Farmland and Woodland Landscape Character Type (see **Figure 5**). The high proportion of woodland cover is a notable element of this landscape, including semi-natural and ancient woods, forestry plantations, tree-belts and hedgerows. Both arable and pasture farming can be found here, with fields that vary in size and pattern. This landscape type covers a large extent of the southern part of the district, south of Denmead, Swanmore, Bishops Waltham and Hursley.

3.1.24 Further description is provided under the following sub-headings:

#### *Topography*

3.1.25 The topography is mildly undulating, traversed by numerous streams, as well as the rivers Meon, hamble and Wallington. The landscape forms most of the boundary with the chalklands to the north, the landscape is lower lying.

#### *Historical features*

3.1.26 The field patterns indicate a long history of change. Large areas of small fields with rectilinear boundaries date for late medieval to 17th/18th C informal enclosure, while similar fields with straight boundaries were probably formed by the Parliamentary Enclosure Acts. Other enclosures are assarts, most likely formed by clearance of woodland and scrub.

#### *Vegetation*

3.1.27 *'This landscape type is associated with a diverse range of habitats providing much ecological interest. A generally ancient landscape, there are many woodlands, hedgerows, with hedge banks and large oak trees. Other habitats include streams, meadows, commons and ancient field systems. Biodiversity in some areas has been removed to increase field size'.* The prevalent species found in this area are Oak, Ash, Field maple, Beech, Pine and Poplar.

#### *Land use*

3.1.28 Given the varied nature of the soils here, grazing is as common as arable use.

#### *Settlement patterns*

3.1.29 *'The settlement pattern is typified by small shrunken hamlets and farms together with sprawling, low-density settlements. These are generally scattered throughout an area at a low density, although at a greater frequency than found in the chalklands. Larger, nucleated villages are also present on the chalk-clay spring-line such as Bishops Waltham, Denmead and Colden Common'.*

### 3. LANDSCAPE ANALYSIS Continued.

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#### *Seclusion and Tranquillity*

3.1.30 *'This is generally a small-scale, enclosed landscape with a great variety and contrast. The numerous woodlands and hedgerows limit views, particularly giving it a secluded character in the Mixed Farmland and Woodland (enclosed) areas, although the chalklands are visible from areas of higher ground. Many areas also remain remote from busy through-routes and are valued for their tranquillity'.*

3.1.31 The Mixed Farmland and Woodland Landscape Character Type can be sub-divided into a number of LCAs. The Site lies within the Forest of Bere Lowlands LCA (see **Figure 6**). Key characteristics of this LCA include:

- *'Undulating landscape at the foot of the Chalk Downs which drop steeply down to the coastal plain at Portsdown Hill to the south of this area.*
- *Varied geology, mainly consisting of London Clay with areas of Bagshot sand and river valley alluvium.*
- *The catchment of the River Wallington, which flows east to west through the south of the character area, including tributary streams, wetlands and ponds.*
- *Land cover characterised by farmland and a high proportion of assarted woodland. The farmland is largely arable, with pasture concentrated on lower ground. However it retains an exceptionally high cover of semi-natural habitats, including an extensive complex of base-rich neutral meadows along the tributaries of the Wallington, remnants of heathland (Wickham and Walton Heath Commons), neutral-acid grassland and marsh (Lye Heath Marsh and Hook Heath Meadows SSSIs), wood pasture (such as Anthill Common, Creech Walk, West Walk) and species rich ancient seminatural woodland (such as Place Wood, Ham Coppice). It is therefore one of the most biodiverse areas in Winchester District, with many areas designated at SINCS.*
- *Plantation woodland over heath, such as Walton Heath Plantation and 19th Century plantations such as parts of Creech Walk.*
- *The area is historically strongly associated with the Royal Forest of Bere, which was once a royal hunting reserve, encompassing a much larger area than the present forest. The framework of the landscape is typified to the south by assarts evolved from the piecemeal clearance of woodland from medieval times onwards, forming irregular enclosures and winding lanes.. To the north of the area, parliamentary type enclosure is typical.*
- *Southwick Park and West Lodge historic parks lie within the area. Southwick Park, based on the site of a 12th Century Augustine Priory was developed as a deer park from the 16th Century and now accommodates HMS Dryad and a golf course. West lodge lies within West Walk Woodland as is a late 18th Century park.*
- *Remote and enclosed feel to much of the area, due to the presence of woodland and narrow hedged roads.*
- *Popular public woodland walks including West Walk and Creech Wood, supplemented by numerous rights of way, including Wayfarers Walk and Pilgrims Way.*
- *Routes vary from straight roads with wide verges associated with heathland settlements and the pasture on clay and long winding narrow hedged routes through the mixed farmland and woodland.*
- *Settlements are scattered throughout the area, with the largest ones located in the north and small shrunken*

*hamlets and farms to the south such as Boarhunt. Sprawling 19th Century settlements associated with heathland to the north include Soberton Heath, and chalk-clay spring line settlements such as Denmead and estate villages such as Southwick'.*

3.1.32 The LCA generally has an ancient character, retaining historic landscape features and a network of ancient winding narrow lanes. Due to the informal piecemeal nature of woodland clearance, the landscape has a distinctive pattern of small irregular fields, with treed hedges forming boundaries, interspersed with small irregularly shaped woods and copses.

3.1.33 *'There are a number of settlements in this area interspersed with the woodland. These vary significantly in form. The largest is Denmead, a nucleated settlement that originated on the spring line that has formed where the chalk uplands meet the clay lowlands. It is only in the past 40 years that this has expanded substantially though, consequently giving it a 20th Century character'.*

3.1.34 The Landscape Character Assessment identifies the following constraints and opportunities:

- *'Opportunities to protect and enhance, re-establish and link habitats and features characteristic of the Forest of Bere, including heaths, grasslands and ancient woodland.*
- *Suburbanised urban 'fringe' character of parts of the area, with assorted sheds, horse paddocks and fencing, neglect of hedgerows, small nurseries and tipping.*
- *Loss of rare heathland habitats and lack of appropriate heathland management.*
- *Loss of semi - natural structure of ancient and ancient replanted woodland.*
- *Impact of modern land use on the historic Southwick Park.*
- *Localised intrusion of power lines and the busy B2177'.*

3.1.35 Guidance is provided in relation to built form, this includes:

- *'Enhance the local urban edge, by planting locally indigenous hedgerows.*
- *Resist development, which further fragments the restoration of the former Forest of Bere, or suburbanises local settlements, such as that associated with 'horsiculture'.*
- *Minimise the impact of intrusive structures such as telecommunications masts and electricity pylons, through sensitive siting, screening and the use of underground cables.*
- *Respect the distinctive linear pattern of many of the heath-associated settlements.*
- *Respect the historic character of Southwick.*
- *Respect the distinctive relict pattern of smallholdings at Hundred Acres.*
- *Retain the rural character of the local minor roads within the character area'.*



### 3. LANDSCAPE ANALYSIS Continued.

---

#### 3.2 Site Level Landscape Character

3.2.1 The following key characteristics were identified during the field survey:

- The rural landscape surrounding the Site is one of variable sized, generally medium to small fields with geometric boundaries. There is a high level of tree cover, including both blocks and belts of woodland and hedgerow trees. The landscape is gently undulating. This is considered to give rise to a landscape of intimate scale.
- The Site has a relatively simple landform set within a gently undulating landscape.
- Field boundaries surrounding the Site and in the local area are generally delineated with vegetation. As a result, some views in the local area are substantially foreshortened, while others are longer-reaching. The Site itself is considered to have a relatively high level of enclosure as a result of existing vegetation and built development.
- The Site and surrounding landscape is semi-rural in character, being a managed pastoral landscape. The medium to small-sized fields, woodlands, manicured golf course and the village of Denmead combine to form a landscape pattern of medium complexity.
- The Site itself lies within a semi-rural landscape which includes numerous signs of human influence. Residential dwellings along Forest Road and Furzeley Road are visible from within the Site. The manicured golf course to the east locally erodes the rural character.
- Skylines in the area are generally formed by a combination of tree belts, woodlands and hedgerow trees.
- The Site is located within a gently undulating landscape with strong presence of vegetation in the form of hedgerows, tree belts and woodlands. This results in limited inter-visibility between the Site and much of the surrounding landscape.

#### 3.3 Landscape Receptors

3.3.1 It is acknowledged that any development would have an impact on the landscape resource. The following landscape features have been identified as potential receptors of landscape effects of development of land at Forest Road/Furzeley Road, Denmead.

- Topography;
- Land use;
- Existing vegetation;
- The overall character of the Site;
- The character of the Forest of Bere Lowlands LCA; and
- Settlement character of Denmead.

3.3.2 The introduction of a residential development, associated infrastructure and open space would inevitably result in permanent changes in the landscape. Such changes include:

- Change of land use from agricultural to residential;

- The creation of new vehicular access points;
- Introduction of residential development, access roads, lighting and their associated activity; and
- Introduction of new green infrastructure including public open space, landscaping and SuDS features.

3.3.3 Whilst the majority of these effects will be adverse in nature during the construction phase, the proposed development seeks to retain key features, in order to enhance the ecological value of the Site and locally enhance landscape character.



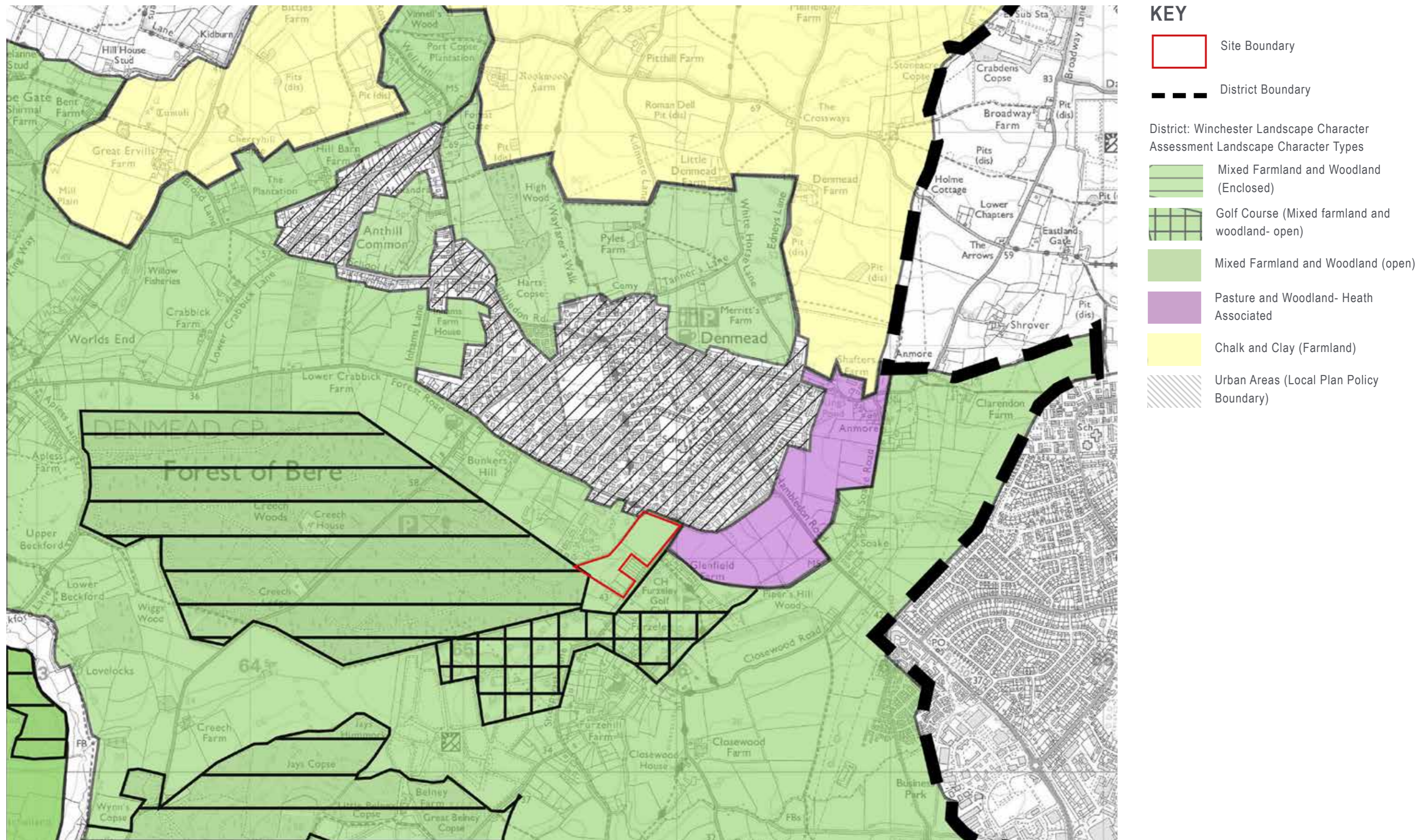
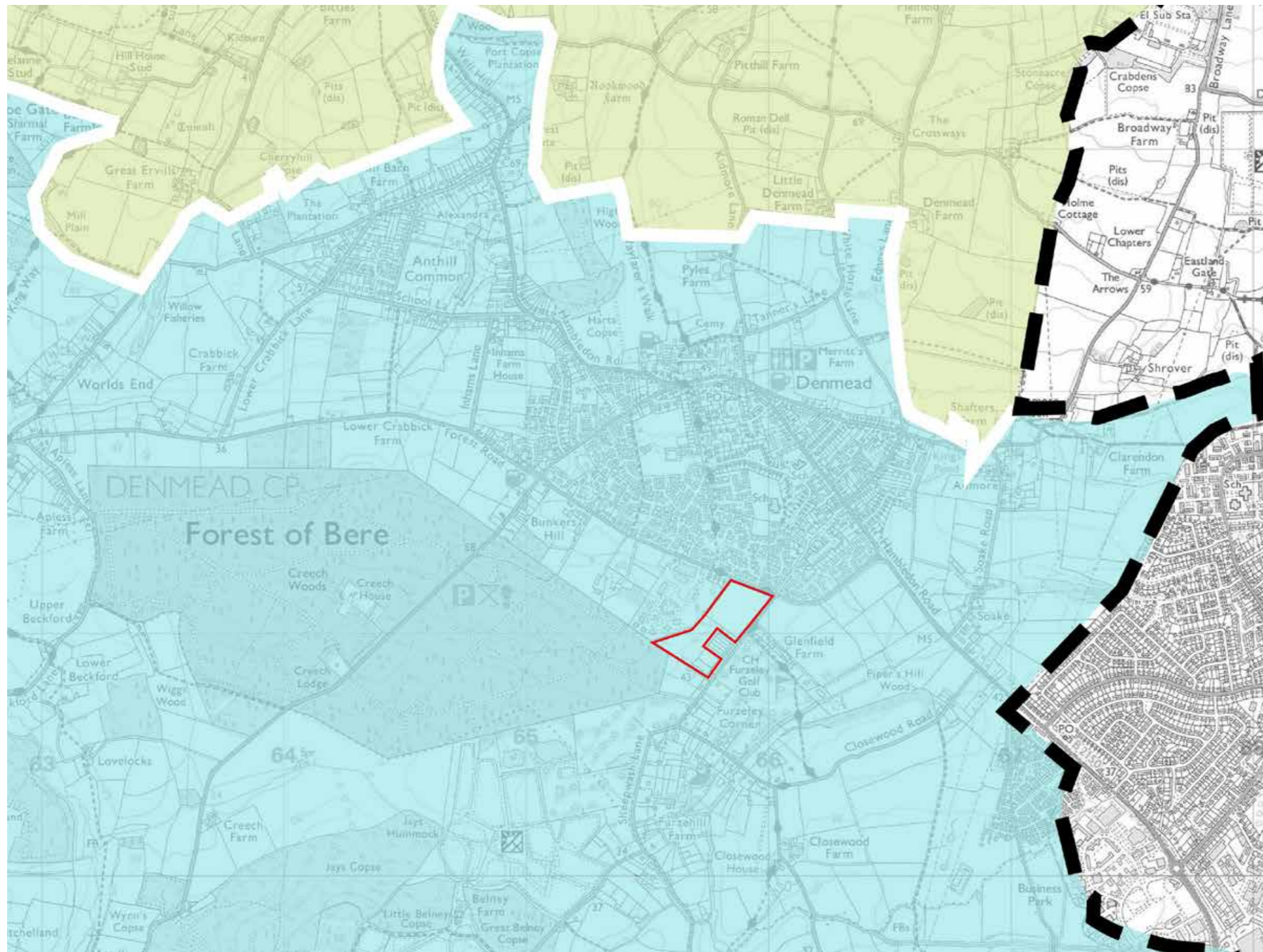


Figure 5: Landscape Character Types. Scale 1:20 000 @ A3.  
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**KEY**

 Site Boundary

 District Boundary

District: Winchester Landscape Character Assessment Landscape Character Areas

 LCA 18: Forest of Bere Lowlands

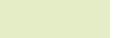
 LCA 17: Hambleton Downs

Figure 6: Landscape Character Areas. Scale 1:20 000 @ A3.

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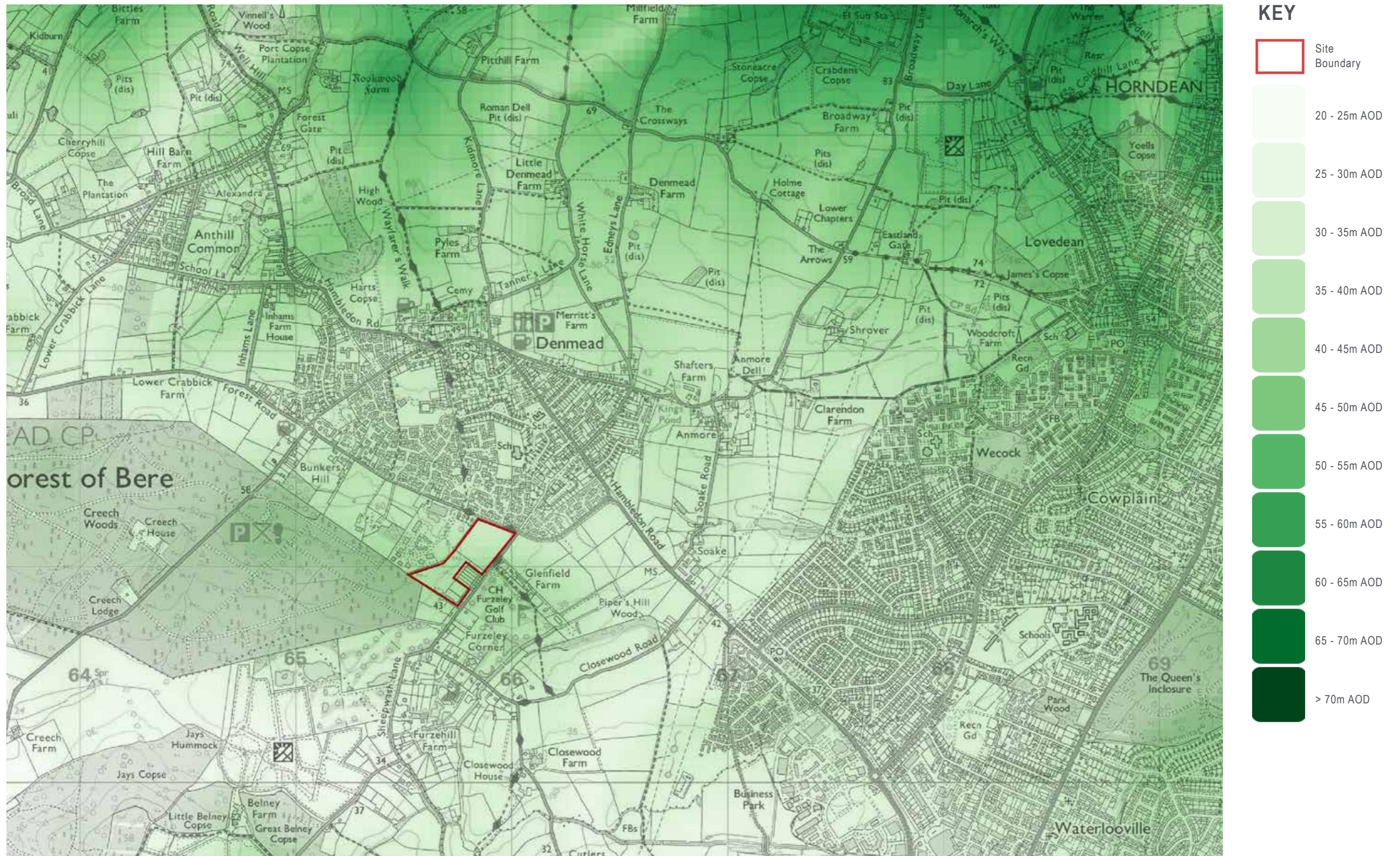


Figure 7: Landform Analysis. Scale 1:20 000 @ A3.  
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## 4. VISUAL ANALYSIS

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### 4.1 General

- 4.1.1 This section provides a description of the nature and extent of the existing views from, towards and between the Site and the surrounding area. It also includes reference to specific locations that will potentially be subject to potential impacts arising from proposed development of the Site.
- 4.1.2 Photographs were taken in September 2020 representing a best case scenario in terms of the level of screening provided by existing vegetation. Visibility will be higher in winter when deciduous vegetation is not in leaf.
- 4.1.3 Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors. The identification of key sensitive receptors and links to the representative viewpoint are carried forward to the appraisal process.
- 4.1.4 These viewpoints do not provide continuous coverage of all locations where the Site is visible, but have been selected to be either representative of the views experienced from roads/Public Rights of Way or from recognised, specific locations.

### 4.2 Visual Envelope

- 4.2.1 The visual envelope is the extent of the area from which the Site and any proposed development is likely to be visible (refer to **Figure 8 and Inset A**).
- 4.2.2 The visual envelope is limited to the near and middle distance views and is generally confined by hedgerow and tree belts, intervening vegetation and local topography. The wider landscape contains some networks of Public Rights of Way. The principal views towards the Site are from Forest Road and Furzeley Road (see **Figure 8 - Visual Analysis**) with some glimpsed views towards the Site from Public Rights of Way within the wider landscape.

#### View from within the Site

- 4.2.3 Hedgerows and trees on the Site boundaries provide a good level of visual enclosure. There are clear views towards existing residential properties along Forest Road and Furzeley Road from within the Site, however these are generally limited to upper storey windows and are partially screened by existing vegetation.
- 4.2.4 There are some glimpsed views towards the Parklands Business Park from within the Site, including the recently constructed care home facility. There is increasing prevalence of evergreen species towards the south-western corner of the Site, which should provide some screening value in winter.

#### Viewpoint 1 - Looking west from Denmead PRow FP3

- 4.2.5 In this view looking west from Denmead PRow FP3 there are clear views across the Site above the existing boundary hedgerow. The existing Oak trees within the Site have some landscape value and are a characteristic feature within this view.
- 4.2.6 Any built development would be clearly visible from this point, however the incorporation of areas of Public Open Space along the eastern site boundary to Furzeley Road will retain the rural character of the road and provide the opportunity for incidental tree planting, softening views towards any development.

#### Viewpoint 2 - Looking south from White Horse Lane

In this viewpoint from the edge of the South Downs National Park, Denmead is at some distance and the Site itself is barely discernible. Development of the Site would be barely discernible from this distance.

#### Viewpoint 3 - Looking south-west from Soake Road

- 4.2.7 The Site is barely discernible from Soake Road beyond layers of intervening vegetation. Development of the Site would be barely discernible from this point.

#### Viewpoint 4 - Looking south-west from Forest Road/Little Corner

- 4.2.8 In this view from the close to the junction of Forest Road and Little Corner there are clear views across the Site beyond the existing agricultural access point.
- 4.2.9 Whilst any development would be visible from this point, creating an appropriate offset distance to protect existing vegetation will serve to soften views of the built form.

#### Viewpoint 5 - Looking south-east from Forest Road

- 4.2.10 In this view from Forest Road, the existing agricultural access onto the track is just discernible. Built development would be visible from this point, but would be seen in context with existing residential development along Forest Road. The line of built form along this part of the frontage should match the already established building line.

#### Viewpoint 6 - Looking south-east from the corner of Forest Road and Furzeley Road

- 4.2.11 The strong vegetation cover along the existing site boundaries is readily apparent from this point and serves to screen most views into the Site. The north-eastern corner is the lowest point of the Site and this would be an appropriate location for SuDS (to be incorporated into Public Open Space).
- 4.2.12 Whilst there would be some glimpsed views towards built form from this point, particularly in winter, the incorporation of Public Open Space into this corner of the Site provides the opportunity to introduce new areas of structural landscaping, further screening any proposed development.

#### Viewpoint 7 - Looking west from Furzeley Road

- 4.2.13 In this view from Furzeley Road the existing entrance to Whitestone Stables is clearly visible, alongside some of the existing stable buildings.
- 4.2.14 The existing tree cover within the Site creates a wooded backdrop to the view, and this should be retained as far as possible.

#### Viewpoint 8 - Looking north-west from PRow Denmead FP3

- 4.2.15 From this point on PRow Denmead FP3 there are clear views towards the existing residential dwellings along Furzeley Road which are inset into the site boundary. There are likely to be glimpsed views towards any development from this point, which will be partially screened by existing vegetation within the golf course and would be seen in conjunction with existing residential development along Furzeley Road.

## 4. VISUAL ANALYSIS Continued.

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### Viewpoint 9 - Looking north-west from Furzeley Road

- 4.2.16 In this view from Furzeley Road, close to the golf course entrance, there are clear views across the Site through gaps in existing vegetation. Any development would be seen alongside existing residential development along Furzeley Road and could be further mitigated by infilling gaps in the existing hedgerow.

### Viewpoint 10 - Looking east from Euclid House

- 4.2.17 In this view from close to Euclid House in Parklands Business Park, the Site is barely discernible beyond layers of intervening vegetation. Views will be slightly more open in winter, but will be glimpsed at best.

### Viewpoint 11 - Looking east from POS within Parklands Business Park

- 4.2.18 In this view from the POS to the south of the recently constructed care home there are glimpsed views towards the Site through gaps in the existing tree belt. Views will be slightly more open in winter, but can be partially mitigated by tree planting within the framework of the development area.

### Views from Furzeley Way

- 4.2.19 There are some very glimpsed views towards the Site from Furzeley Way, a track linking Furzeley Road to Creech Woods. The retention of existing vegetation along the southern site boundary means that any built development would be barely discernible in these views.

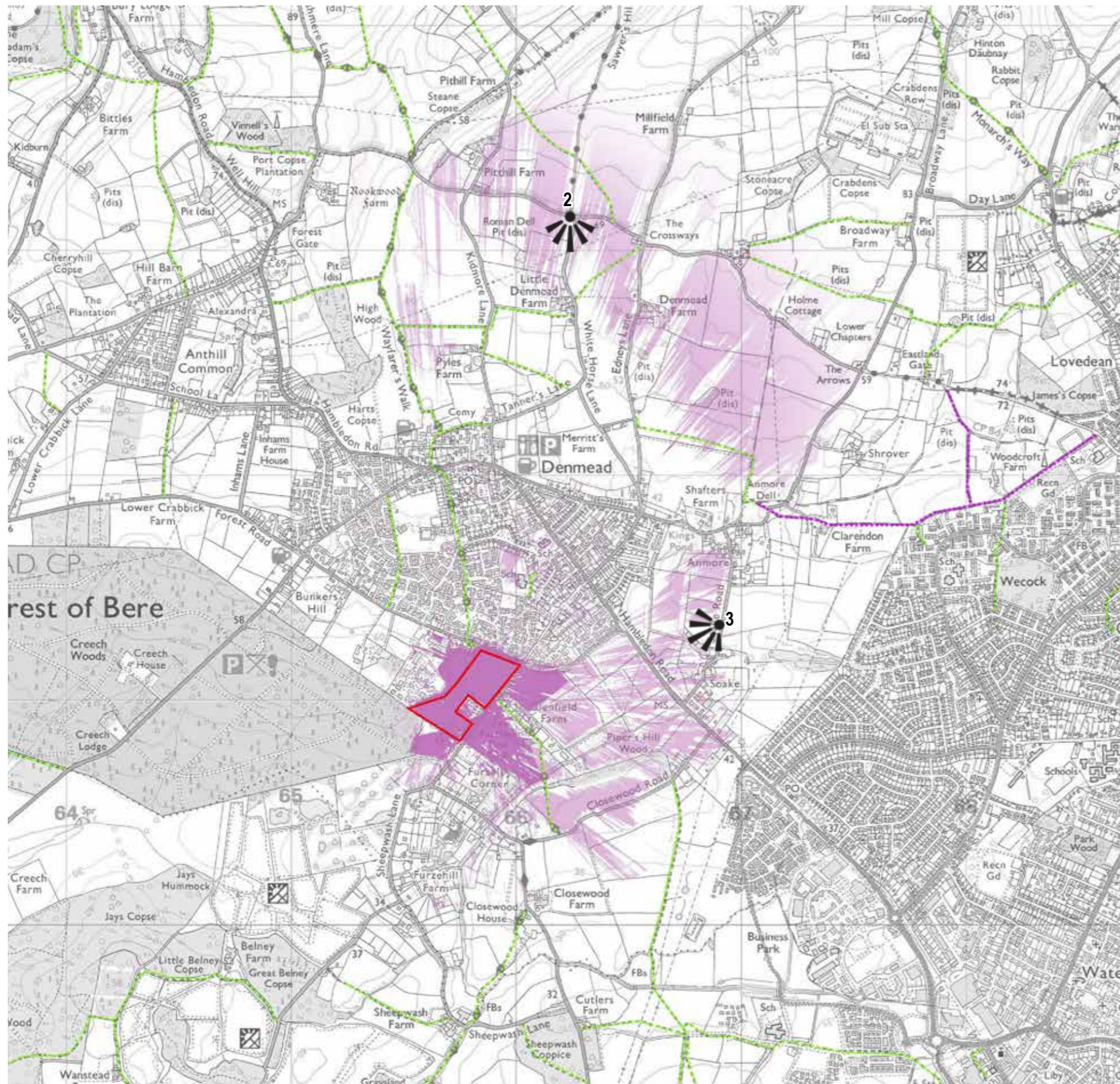
## 4.3 Visual Receptors

- 4.3.1 The following people have been identified as potential receptors of visual effects of development of land at Forest Road/Furzeley Road, Denmead:

- Users of Public Rights of Way
  - Users of Denmead PRow FP3.
- Other leisure users
  - Users of The Denmead Gold Driving Range;
  - Users of Furzeley Way; and
  - Users of the POS within Parklands Business Park.
- Users of Roads
  - Users of Forest Road;
  - Users of Furzeley Road; and
  - Users of Little Corner.

- Residential and other properties
  - Residents of Barchester Care Home;
  - Residents of Forest Road; and
  - Residents of Furzeley Road.

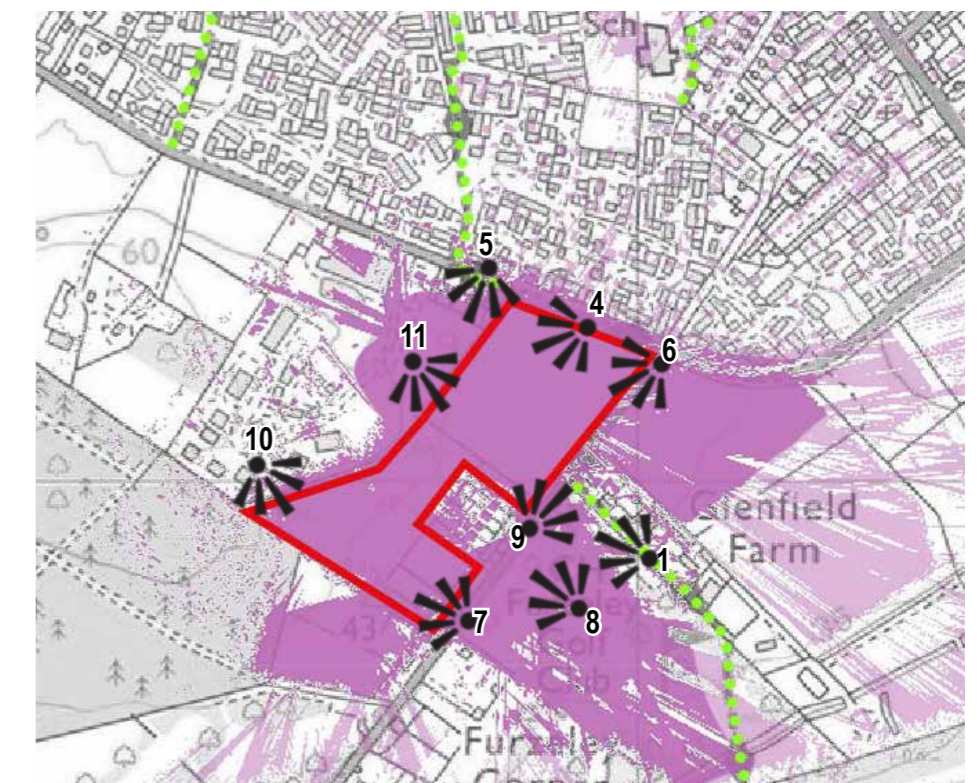




**KEY**

- Site Boundary
- PRow Footpath
- PRow Bridleway
- Primary Visual Envelope
- Secondary Visual Envelope
- ⦿ Representative Viewpoint (see Figure 8 and Appendix A - Photographs 1-11)

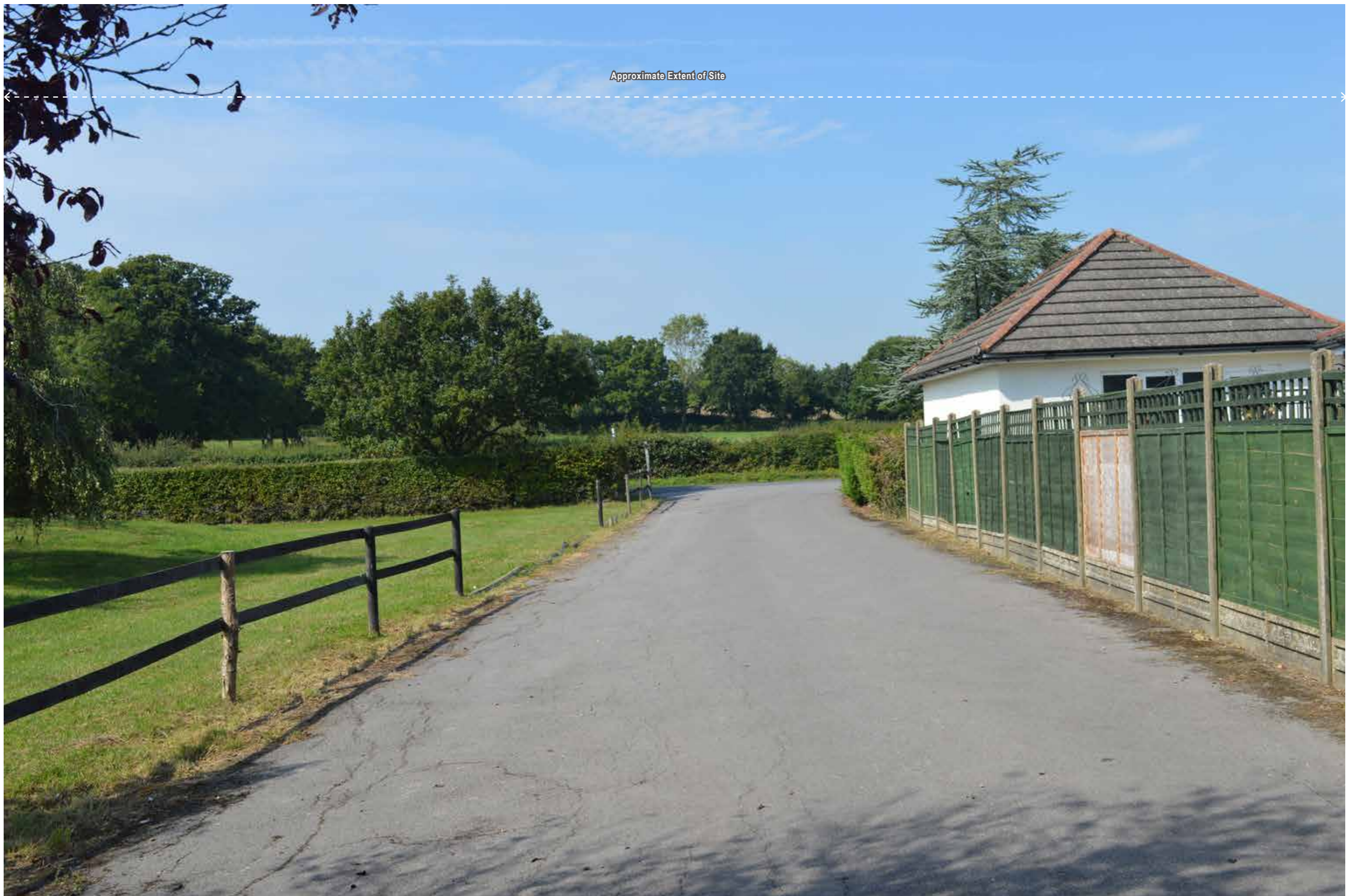
**Inset A: Near Distance Views**



**Figure 8: Visual Analysis and Representative Views.**

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Approximate Extent of Site

VIEWPOINT 1  
Projection: Planar

Enlargement Factor: 100% @ A3  
Photograph Date and Time: 15.09.2020, 13:13

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: Looking west from PRoW Denmead FP3  
Figure 8 Representative Views





VIEWPOINT 2  
Projection: Planar  
Enlargement Factor: 100% @ A3  
Photograph Date and Time: 15.09.2020, 15:10  
Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm  
Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1  
Direction of View: Looking south-west from White Horse Lane  
Figure 8 Representative Views





VIEWPOINT 3      Enlargement Factor: 100% @ A3      Camera Model and Sensor Format: Nikon D3200, CFS      Presented FOV (HxV): 44° x 27°      Direction of View: Looking south-west from Soake Road  
Projection: Planar      Photograph Date and Time: 15.09.2020, 16:05      Camera Lens: Nikon 35mm      Visualization Type: Type 1      Figure 8 Representative Views



## 5. SUMMARY OF CHARACTERISTICS AND OPPORTUNITIES

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### 5.1 Likely Causes of Impact

- 5.1.1 All landscapes have a degree of intrinsic sensitivity, however landscapes contain a range of different components that will respond differently, subject to the type of the development that is being proposed. To inform the analysis of impacts, judgements should be made regarding the nature of changes which arise specifically from the type of development being considered. The following section sets out the likely causes of impacts which would occur in relation to the proposed development incorporating residential land use.
- 5.1.2 During the construction phase direct adverse effects to landscape components will result from changes in land cover, vegetation and alterations to the existing topography, for example through excavation for foundations, roads and services. This will occur alongside the provision of temporary infrastructure such as access, site compounds and parking; the storage of materials; erection of temporary fencing/hoardings; the use of operational plant; and general construction works. All are uncharacteristic features of the landscape, but will generally be temporary and short-term.
- 5.1.3 Permanent impacts relate to the built form of residential development, incorporating highways infrastructure, and likely to extend over a series of phases in the longer term. Other built aspects of the masterplan such as the proposed employment land will also give rise to impacts.
- 5.1.4 Positive impacts will relate to formal areas of open space outside of the wider green infrastructure network and to mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees and hedgerows (as far as possible), open space provision, SUDs, attenuation areas and new planting.

### 5.2 Characteristics and Opportunities

- 5.2.1 Landscape sensitivities / characteristics and opportunities for potential development, taking into account planning policy context, published landscape character guidance and observations during the site visits are set out below:

#### Landform

- The Site has a relatively simple landform and development can be accommodated without major changes to landform or the use of retaining walls.

#### Green Infrastructure

- Comprised largely of field boundary hedgerows, hedgerow trees and linear belts of trees.
- Linear green infrastructure is naturally occurring, extending along existing field boundaries. There is opportunity to retain and enhance the existing network.
- Copses/blocks of woodland are frequent across the wider landscape, so there is potential to include some woodland planting to break up views of any proposed development.
- The existing vegetation within the Site is important as it contributes to the character of the area and provides good screening value in views from both the immediate area and wider countryside. It is therefore essential that the tree belts both within and adjoining the site are retained with an appropriate standoff distance.

- Notwithstanding the results of any detailed arboricultural or ecological surveys, to ensure the protection of existing strategic vegetation the strategy plan makes an allowance for a buffer of approximately 5m to the existing field boundary hedgerows, with a 10-15m zone to ensure the protection of mature hedgerow trees.

#### Access and Recreation

- No Public Rights of Way pass through the Site, and the Site is not subject to public access.
- There is potential to create new pedestrian links through the Site, potentially utilising the existing access track along the western boundary.
- Potential to create pedestrian links into Creech Wood directly from the Site should be explored.

#### Openness to Public Views

- There are limited public views towards the Site due to surrounding vegetation; public views from the road network tend to be constrained by roadside vegetation but some near to intermediate distance views exist.

#### Openness to Private Views

- The Site is open to private views from existing residential dwellings along Forest Road and Furzeley Road.
- Views from residential properties will be to a greater or lesser degree subject to the immediate context of screening vegetation around the properties; for the majority, views are likely to be to the immediate context only.

#### Relationship with Existing Urban Area

- The Site has a direct physical and visual relationship to the existing settlement edge along Forest Road.
- Whilst the relationship to existing residential properties should be carefully considered, generally there is opportunity to improve.
- Due to the more intimate character of the south area of the site, the proximity to Creech Woods, and the existing inset properties, it is proposed that development should be at a lower density here. Development should also be avoided in the south-western corner of the Site where landform is at its highest and there a number of existing trees which could potentially be retained and incorporated into Public Open Space.
- Higher density development would be appropriate in the northern parcel of the Site, subject to adequate place to allow reinforcement of existing vegetated boundaries.

#### Scope to Mitigate

- As a greenfield site, there will be an inevitable degree of landscape and visual impact and it is necessary to avoid and reduce this wherever possible.
- There is extensive scope to mitigate landscape and visual impact, much of which relates to the scale of the proposals in themselves. These include: a landscape led approach to shaping the masterplan, avoiding impacts by guiding development away from the most sensitive receptors; and, use of the existing green infrastructure network to guide development and to create a framework for strategic scale landscape proposals.

## 6. CAPACITY TO ACCOMMODATE DEVELOPMENT

### 6.1 Landscape Sensitivity

6.1.1 Landscape sensitivity can be considered as the extent to which a landscape can accommodate change of a particular type and scale without unacceptable adverse effects on its character.

6.1.2 The Denmead Neighbourhood Plan Landscape Sensitivity Appraisal considers the Site as part of the 'area between Creech Woods and Forest Road'. The following factors were considered:

- *'Context: forms a significant 'landscape buffer' between the southern built edge defined by Forest Road and the large expanse of Creech Woods (SINC); integral part of the contextual setting of Denmead; physically separated from the village by the very busy Forest Road with footway only on one side*
- *Character: small fields on north-facing slopes forming part of a gentle eastwest ridgeline; some suburban fringe activities, e.g. publicly accessible grassed area for dog walkers etc; adjacent to Parklands Business Park, the only area of development south of Forest Road which extends to the edge of Creech Woods and is therefore considered out of character here; large mature oak trees (TPO); adjacent forest by Bunkers Hill*
- *Agricultural land quality: mainly grade 4 (poor) Denmead Landscape Sensitivity Appraisal (revised April 2014) 8*
- *Opportunities for improving pedestrian and cycle links including access to bus stops along the southern edge of Forest Road*
- *Short views from Forest Road looking south with edge of forest visible along upper slopes*
- *Distant views east from higher ground adjacent business park and distant views west from Bunkers Hill*
- *Local landmarks to connect with place: Creech Woods; Forest Road development; treed ridgeline'.*

6.1.3 The overall summary states that *'this area forms part of the contextual setting of Denmead with significant oak trees. It also provides an effective buffer between the settlement and the nearby forest with its well-defined treed skyline. The area is considered moderately sensitive in terms of impacts on landscape character'.*

6.1.4 Further considerations in relation to the landscape sensitivity of the Site are set out below:

#### *Landform*

6.1.5 The Site has a relatively simple landform and development can be accommodated without major changes to landform or the use of retaining walls.

#### *Existing Vegetation*

6.1.6 The Site boundaries are well vegetated which provides visual containment and creates a framework into which development could be easily assimilated into the wider landscape.

#### *Complexity/Scale*

6.1.7 The study area exhibits two main land uses – residential and agricultural. The Site is physically and visually connected to the existing settlement edge along Forest Road. Fields are generally small to medium in size with linear boundaries. This creates a landscape of Medium scale.

#### *Openness to Public Views*

6.1.8 The extent of views into/out of the Site are restricted by tree cover in the surrounding landscape. The Site itself is considered to be well contained with public views generally restricted to the near distance.

#### *Openness to Private Views*

6.1.9 There are views across the Site from existing residential properties along Forest Road and Furzeley Road, however these are softened by a varying extent by existing back garden vegetation.

#### *Relationship to existing urban area*

6.1.10 The Site is physically and visually related to the existing settlement boundary at Forest Road, and residents of these properties will have varying views across the Site from upper storey windows.

6.1.11 There is a potential to create pedestrian links to the existing footway running along the northern side of Forest Road.

#### *Scope to mitigate*

6.1.12 It is considered that there is good potential to mitigate any proposed development through good design and landscape mitigation measures.

#### *Overall Landscape Sensitivity*

6.1.13 Overall, the Site is considered to have a Medium-Low landscape sensitivity.

### 6.2 Visual Sensitivity

6.2.1 The overall Visual Sensitivity of the Site is considered to be Medium-Low. The enclosure of the Site means that views are generally limited to the near distance, with existing vegetation foreshortening views from the wider landscape.

6.2.2 The primary receptors who have public views into the Site are users of the local road network. With a focus on the wider landscape, these receptors are generally considered to have a medium to low sensitivity to change.

### 6.3 Landscape Value

6.3.1 Paragraph 170a of the National Planning Policy Framework (NPPF) states that *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'*

6.3.2 However, the NPPF does not define a 'valued landscape', and in line with the approach taken by the European Landscape Convention and Natural England, all landscapes are considered to have some degree of value, and that the best-designed developments are those that respond to the character and qualities inherent in the local landscape.

6.3.3 Recent case law in relation to NPPF paragraph 170 (CO/4082/2014 and CO/978/2016) is clear in distinguishing designated landscapes from 'valued landscapes'. To be considered a 'valued landscape', a landscape needs to demonstrate physical attributes which take it out of the ordinary and is not merely valued by local people.



## 6. CAPACITY TO ACCOMMODATE DEVELOPMENT Continued.

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6.3.4 Factors which may be considered when determining whether a landscape is valued or not valued are set out within Box 5.1 of GLVIA3. These include aspects such as rarity, tranquillity, recreation value and conservation interest. Whilst the factors listed within the box are not comprehensive, it is useful starting point for assessing if a landscape is a Valued Landscape in NPPF terms.

6.3.5 An assessment of the Site in relation to the criteria outlined in Box 5.1 are outlined below.

### *Landscape Quality (Condition)*

6.3.6 The landscape of the Site is considered to be of moderate quality. Existing vegetation is considered to be of moderate quality and has some landscape value. The trees are typical of the local landscape and comprise mainly native species such as Oak. Existing hedgerows are generally in tact and continuous.

### *Scenic Quality*

6.3.7 The Site is relatively well enclosed from the wider landscape by existing vegetation. This has the effect of foreshortening views.

### *Rarity*

6.3.8 The Site is not considered to accommodate any rare features, nor is it part of a rare Landscape Character Type/Area.

### *Representativeness*

6.3.9 Whilst the Site exhibits some of the characteristics of the Forest of Bere Lowlands LCA, the LCA is applicable to a large area of Winchester District and the Site is not considered to be elevated above the ordinary in this respect.

### *Conservation Interest*

6.3.10 The Site is not known to have any features of wildlife, archaeological or historical/cultural interest present.

### *Recreation Value*

6.3.11 The Site is not subject to public access, and therefore the Site itself had no recreation value.

### *Perceptual Assets*

6.3.12 The Winchester Landscape Character does not indicate that this area is valued for its wildness or tranquillity, nor was there an overwhelming sense of remoteness or tranquility on the site visit. Instead, the urban influence of Denmead is particularly apparent, as is traffic movement along Furzeley Road.

### *Associations*

6.3.13 We are not aware of any cultural or historical associations which would indicate that this is a Site of landscape value.

### *Overall Landscape Value*

6.3.14 GLVIA states that 'areas of landscape whose character is judged to be intact and in good condition, and there scenic quality, wildness or tranquility, and natural or cultural heritage features make a particular contribution to the

*landscape, or where there are important associations, are likely to be highly valued'.*

6.3.15 Whilst the Site is likely to be valued locally as open countryside, there are no features which elevate the Site above the ordinary. Overall, the Site is considered to be of Medium-Low landscape value and is not considered to be a valued landscape in NPPF terms.

## 6.4 Suitability of the Site for Development

6.4.1 Given the limited site constraints and potential for mitigation/enhancement planting the Site is considered to be a suitable location in landscape and visual terms for development. Notwithstanding this, it is particularly desirable that potential landscape and visual impacts of any development proposals are mitigated by a strong commitment to good design in line with the NPPF and its supporting Planning Practice Guidance on Design.

6.4.2 Any proposed development should be informed by the characteristics and opportunities identified, taking into account the following recommendations:

- The location of proposed development areas should respond to the landscape features and characteristics that give the landscape its sense of place and local distinctiveness.
- The built form should reflect the local settlement with the use of vernacular style materials wherever possible. Hard and soft landscaping materials should be complementary to the proposed dwellings and the local vernacular design.
- Existing vegetation should be retained wherever possible and reinforced where necessary by new structural planting to provide screening value and maintain a wooded backdrop to any proposed development.
- Groups of trees within open space will soften the built form and integrate with the Green Infrastructure corridors, providing connectivity across the Site.
- The buildings should reflect the existing settlement form, with a transition in density and building height, creating a lower density settlement edge.
- Appropriate ecological surveys should be undertaken to confirm the presence of important habitats and/or protected species. Where required appropriate mitigation will be incorporated, with appropriate enhancements to biodiversity included within the landscape strategy.
- Proposed planting should utilize stock of various sizes with semi-mature specimen trees used in areas of key impact. Landmark trees, which act as focal points or vistas, will aid wayfinding within the development and contribute to the character of individual areas.
- Tree species should, where possible, reflect those found within the adjacent settlement context. Generally, street trees will be 'street-wise' varieties of indigenous trees e.g. Field maple, and Hornbeam, which are generally fastigate in character and appropriate to the scale of the new development. The layout of the street network should be designed to allow space, both for the introduction and future growth of these street trees. The setback of footpaths behind grass verges will provide ample opportunity for the introduction of 'street-wise' street trees.

## 7. SUMMARY AND CONCLUSION

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### 7.1 General

7.1.1 This Landscape Statement has been prepared to determine the constraints and opportunities in respect of potential development of the Site at Forest Road/Furzeley Road, Denmead. The document has addressed the following landscape resources and visual receptors:

- Landscape character, including physical landscape features and elements; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

7.1.2 The report has determined the landscape and visual constraints and opportunities regarding the wider site area and its landscape context. The analysis will influence the assessment of the development potential of the wider site area, to inform master planning and the identification of developable areas.

### 7.2 Baseline Conditions

7.2.1 The area (approximately 7.8ha) is broadly rectangular in shape and is currently in use as agricultural land. The Site lies outside of the current settlement boundary and in planning terms is classified as 'countryside'. There is some built development on Site associated with the existing livery yard in the south-eastern corner of the Site.

7.2.2 The pasture land is split into three compartments which are defined by rows of mature native trees, mainly Oak, indicative of former field boundaries. There is a cluster of mature trees in the south west corner adjacent to Creech Wood. The southern part of the Site generally has a more intimate spatial scale with a smaller field pattern and greater level of enclosure provided by existing vegetation.

7.2.3 The Site is unconstrained in terms of statutory landscape or ecological designations.

### 7.3 Summary of Landscape Character and Visibility

7.3.1 At the District level the Site lies within the Forest of Bere Lowlands LCA. The LCA generally has an ancient character, retaining historic landscape features and a network of ancient winding narrow lanes. Due to the informal piecemeal nature of woodland clearance, the landscape has a distinctive pattern of small irregular fields, with treed hedges forming boundaries, interspersed with small irregularly shaped woods and copses.

7.3.2 Field boundaries surrounding the Site and in the local area are generally delineated with vegetation. As a result, some views in the local area are substantially foreshortened, while others are longer-reaching. The Site itself is considered to have a relatively high level of enclosure as a result of existing vegetation and built development. This also creates a landscape of intimate spatial scale.

7.3.3 The nature of visual effects is such that the greatest degree of effect will be from locations in close proximity to the Site; from the wider countryside, the effects will be much reduced due to the limited visibility, existing context of the settlement edge and mitigation inherent in the proposed development which, over time, will help to integrate the proposed development into the landscape.

### 7.4 Likely Effects

7.4.1 Effects on landscape character will occur at a site level and its immediate landscape context and have little influence on the character of the wider landscape.

7.4.2 The nature of visual effects is such that the greatest degree of effect will be from locations in close proximity to the Site; from the wider countryside, the effects will be much reduced due to the limited visibility, existing context of the settlement edge and mitigation inherent in the proposed development which, over time, will help to integrate the proposed development into the landscape.

7.4.3 Consequently, the use of existing landscape components to guide the landscape strategy and subsequent augmentation of these components can create a high-quality environment which respects the character of Denmead and the wider countryside.

### 7.5 Suitability of the Site for Development

7.5.1 Given the limited site constraints and potential for mitigation/enhancement planting the Site is considered to be a suitable location in landscape and visual terms for development. Key recommendations in this respect are:

- The location of proposed development areas should respond to the landscape features and characteristics that give the landscape its sense of place and local distinctiveness.
- The built form should reflect the local settlement with the use of vernacular style materials wherever possible.
- Existing vegetation should be retained wherever possible and reinforced where necessary by new structural planting to provide screening value and maintain a wooded backdrop to any proposed development.
- The buildings should reflect the existing settlement form, with a transition in density and building height, creating a lower density settlement edge.

### 7.6 Conclusion

7.6.1 Notwithstanding some degree of landscape and visual impact, development of the Site can come forward based on a sensitively designed residential scheme with proposed mitigation limiting the spatial extent of effects. Such impacts can successfully be avoided or reduced through effective mitigation at the detailed design stage. It is considered that through good design the Site can comfortably accommodate residential development.









VIEWPOINT 4  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 11:33

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: south-west

**JBA 20/182**  
**Figure 8: Viewpoint 4 looking south from Forest Road**

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

**James Blake Associates Ltd.**  
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**JAMES BLAKE**  
ASSOCIATES



Approximate Extent of Site



Forest Road

Residential dwelling along Forest Road



VIEWPOINT 5  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 11:36

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: south-east

JBA 20/182  
Figure 8: Viewpoint 5 looking south-east from Forest Road

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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**JAMES BLAKE**  
ASSOCIATES



Approximate Extent of Site



VIEWPOINT 6  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 11:40

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: south-west

JBA 20/182  
Figure 8: Viewpoint 6 looking south-west from Forest Road

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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Approximate Extent of Site

Whitehouse Stables

Furzeley Road

Residential dwellings along Furzeley Road



VIEWPOINT 7

Projection: Cylindrical

Enlargement Factor: 100% @ A1

Photograph Date and Time: 15.09.2020, 13:03

Camera Model and Sensor Format: Nikon D3200, CFS

Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°

Visualization Type: Type 1

Direction of View: Looking west

JBA 20/182  
Figure 8: Viewpoint 7 looking west from Forest Road

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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**JAMES BLAKE**  
ASSOCIATES



← Approximate Extent of Site →

Denmead Golf Driving Range

Residential dwelling along Furzeley Road

PRoW Denmead FP3



VIEWPOINT 8  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 13:18

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: Looking north-west

**JBA 20/182**  
**Figure 8: Viewpoint 8 looking north-west from PRoW Denmead FP3**

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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Approximate Extent of Site



Furzeley Road

Denmead Golf Driving Range



VIEWPOINT 9  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 13:38

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: Looking north-west

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Figure 8: Viewpoint 9 looking north-west from Forest Road

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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Approximate Extent of Site

Euclid House



VIEWPOINT 10  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 14:11

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: Looking east

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Figure 8: Viewpoint 10 looking east from Parklands Business Park

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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Approximate Extent of Site



VIEWPOINT 11  
Projection: Cylindrical

Enlargement Factor: 100% @ A1  
Photograph Date and Time: 15.09.2020, 14:15

Camera Model and Sensor Format: Nikon D3200, CFS  
Camera Lens: Nikon 35mm

Presented FOV (HxV): 44° x 27°  
Visualization Type: Type 1

Direction of View: Looking east

JBA 20/182  
Figure 8: Viewpoint 11 looking east from POS in  
Parklands Business Park

Client Bewley Homes		Site Forest Road/Furzeley Road	
Drawn by SK	Date September 2020	Scale NTS @ A1	Rev -

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