

7 LIKELY LANDSCAPE EFFECTS

7.1. Introduction

- 7.1.1. This section describes and evaluates the likely effects of the proposed scheme on the landscape resource on and around the Site.
- 7.1.2. It considers the likely effects on 20 key constituent elements of the landscape and concludes with an assessment of the likely effects on overall landscape character.

7.2. Elements assessed

- 7.2.1. Constituent elements which make up the landscape are set out in the attached glossary. They include Physical Influences (geology / geomorphology, soils / pedology, vegetation, landform / topography and drainage / water bodies); Influences of Human Activity (heritage assets, land use / management, landscape / settlement pattern, character of settlement, character of buildings / built form, dark skies, access / movement, and cultural associations); and Aesthetic and Perceptual Factors (scale, complexity, degree of enclosure / openness, tranquillity, wildness, remoteness and sense of place). These are individually referred to as landscape receptors, and combined contribute to overall landscape character.

7.3. Likely landscape effects

- 7.3.1. In considering the broad location of the Site it is clear that there are some highly valued landscape assets within the area (with the landscape surrounding the Site being designated as National Landscape); however, the majority of landscape receptors would either be either unaffected, or affected only to a minimal degree:
 - i. **In terms of physical influences**, there would be no effect on geological or geomorphological features of the landscape; soils would be retained on site for re-use;³⁹ and there would be no effects on any drainage features or water bodies.
 - ii. Effects on vegetation would be slightly adverse in the short term (due to the loss of some established hedgerows on the Site), but would become neutral in the medium term and slightly beneficial in the longer term as a result of the planting of additional native trees and hedgerows (which would support the surrounding landscape character).
 - iii. There would also be a very minor (negligible) effect on landform / topography associated with the levelling required for the new dwelling and the parking area, but these changes are unlikely to be perceived from anywhere other than on Site and on its immediate boundaries, and would be imperceptible from within the wider landscape. Considered more broadly, there would be no perceived effect on the topographical characteristics of the landscape.
 - iv. **In terms of the influences of human activity**, given that this is a replacement dwelling there would be no effects on landuse / management of the Site or on the settlement pattern or settlement character in the area; and there would be no effects on recreational access / movement through the landscape; no effects on any known cultural associations; and minimal effects on landscape pattern (as the majority of the existing boundary vegetation would be retained (and gapped-up where necessary), the proposed tree and hedgerow planting would blend in with the existing vegetation around the Site and would be entirely in character with the nature of the landscape, and although there would be some slight rearrangement of hedgerows within the Site, the change would be no worse or better than the existing situation and would be unlikely to be perceived from anywhere other than on Site.
 - v. Similarly, in landscape terms the nearby heritage assets would be unaffected. As noted in paragraph 5.3.14 - 15 above there are no heritage assets on or near the Site; and no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, Scheduled Monuments or Conservation Areas fall within or

near the estimated Zone of Visual Influence of the proposals. Whilst a couple of Listed Buildings fall in close proximity to the ZVI, there would be no views of the proposals from the assets themselves and there would be no change to the way in which the assets are appreciated within the landscape.

- vi. Furthermore, in terms of the character of buildings / built form effects would be neutral; as whilst the proposed dwelling is larger in area than the building currently present on the Site, materials have been carefully selected to reflect the local vernacular and the building character would reflect buildings seen elsewhere within this landscape, including within the wider Herridge Stud Farm.
- vii. Similarly, in terms of lighting although some light emissions would inevitably be seen from within the dwelling, in terms of dark skies there would be minimal upward light pollution (no rooflights are proposed and all external light fittings would be specified in accordance with the National Landscape's dark sky guidance and be controlled by PIR sensors to ensure that lights would only be on when triggered); and seen from the surrounding landscape lighting from occasional properties (including from the other buildings within the wider Herridge Stud Farm, and from the existing dwelling on Site) already forms part of the character of this landscape.
- viii. Finally, in terms of **aesthetic and perceptual factors**, whilst there would be some changes on the Site itself (and the proposed dwelling is larger than that already present on the Site), the proposals would have no effect on the complexity of the landscape (residential dwellings are already present within the wider Herridge Farm including on the Site itself); the scale of the building would be similar to (and therefore compatible with) the scale of other dwellings found within the farm complex; the Site and surrounding landscape is not truly wild or truly remote, and given the existing property on Site and the relatively limited visibility of the proposals (see Section 8 below) the proposals would have no effect on the sense of relative remoteness or on the overall sense of place experienced within this landscape.
- ix. Whilst the proposed dwelling (with associated lighting) would be seen from a small area of the surrounding landscape (see Section 8 below) from where some additional lighting would be perceived (see point v above), given the presence of the existing dwelling on the Site within the wider Herridge Stud Farm (and the extent of both existing and proposed surrounding vegetation), any effects on visual tranquillity would be limited; and given that the proposals comprise a replacement dwelling, even when stood on the Byway immediately to the north of the property there would be no (or at worst minimal) effects on aural tranquillity.
- x. Finally, in terms of openness / enclosure experienced within the landscape, over time a very small increase in enclosure would be experienced on the Site itself (as a consequence of the growth of the proposed tree planting); however, this would be a very limited and a localised effect, and would be entirely in keeping with the surrounding landscape context. The varied sense of openness and enclosure felt within the wider landscape would not be affected.

7.4. Type of effects

- 7.4.1. Effects would be direct (i.e. resulting from the development itself), and for the majority of the key components of the receiving landscape effects would be either negligible or neutral.
- 7.4.2. Whilst there would be some inevitable short term adverse effects on the Site itself (largely associated with the initial loss of vegetation), these changes would become neutral in the medium term and slightly beneficial in the longer term as the proposed planting becomes fully established.
- 7.4.3. Effects associated with noise (aural tranquillity) and on landform / topography and openness / enclosure would negligible; and there would be only very limited adverse effects associated with landscape pattern and with lighting (with consequential effects on visual tranquillity).
- 7.4.4. For the majority of the elements that contribute to landscape character (including geology / geomorphology, soils / pedology, drainage, land use / management, settlement pattern, settlement character, recreational access

39 Meaning there would be no change (as a result of soils) to characteristics of the landscape such as drainage or vegetation.

/ movement, cultural associations, heritage assets, scale, complexity, wildness, remoteness and sense of place) effects would be neutral.

7.5. Magnitude of effect on overall landscape character

- 7.5.1. Overall, whilst there would be some changes on the Site itself, the proposals are judged to be largely compatible with the existing landscape character.
- 7.5.2. As set out above the majority of the key components of the receiving landscape would experience neutral effects, and whilst there would be a negligible effect on the topography and openness / enclosure of the Site; and a very small effect on the landscape pattern created by the hedgerows on the Site and a small effect on lighting (with a very slight consequential effect on visual tranquillity); the proposals would be compatible with the majority of key elements of the surrounding landscape, and there would be some slightly beneficial effects associated with the additional vegetation in the longer term.
- 7.5.3. Overall, the **magnitude of effect on overall landscape character** is judged to be **very low adverse in the short term**, falling to **neutral in the medium to longer term** as the proposed planting becomes established.

7.6. Level of effect on overall landscape character

- 7.6.1. Combined with the **medium-high sensitivity** (paragraph 5.6.1 on page 17 above), the **LEVEL OF EFFECT ON OVERALL LANDSCAPE CHARACTER** is therefore judged to be **VERY SLIGHT ADVERSE** in the short term, falling to **NEUTRAL** in the medium to longer term.

SENSITIVITY OF RECEPTOR: Medium-high

MAGNITUDE OF EFFECT:

Short term magnitude: Very low adverse Medium to Long term magnitude: Neutral

OVERALL LEVEL OF EFFECT:⁴⁰

SHORT TERM: VERY SLIGHT ADVERSE MEDIUM TO LONG TERM: NEUTRAL

40 Refer to Table A.6 in Appendix A.

8 LIKELY VISUAL EFFECTS

8.1. Introduction

- 8.1.1. This section describes and evaluates the likely visual effects that would arise as a result of the proposed development.
- 8.1.2. It makes reference to the estimated Zone of Visual Influence of the proposals (described in Section 4.2 on page 11 above), and assesses the likely visual effects for 17 representative viewpoints taken at locations in the public domain around the Site.

8.2. Likely visual effects from the public domain

- 8.2.1. The viewpoint locations are shown on Figure 5, with photographs and viewpoint commentaries presented on the following pages (higher quality photographs are also presented separately in Appendix D to allow easy digital scaling and viewing of the images). The following viewpoint commentaries contain a description of the existing view and an assessment of the likely visual effects in the short and medium to longer term (years 1 and 10) following completion of the development.

FIG. 5 - THE ESTIMATED ZONE OF VISUAL INFLUENCE AND VIEWPOINT LOCATIONS

KEY:

The Application Site

Estimated Zone of Visual Influence

Public Viewpoint Location

Public Right of Way reference number

NORTH

0

200m

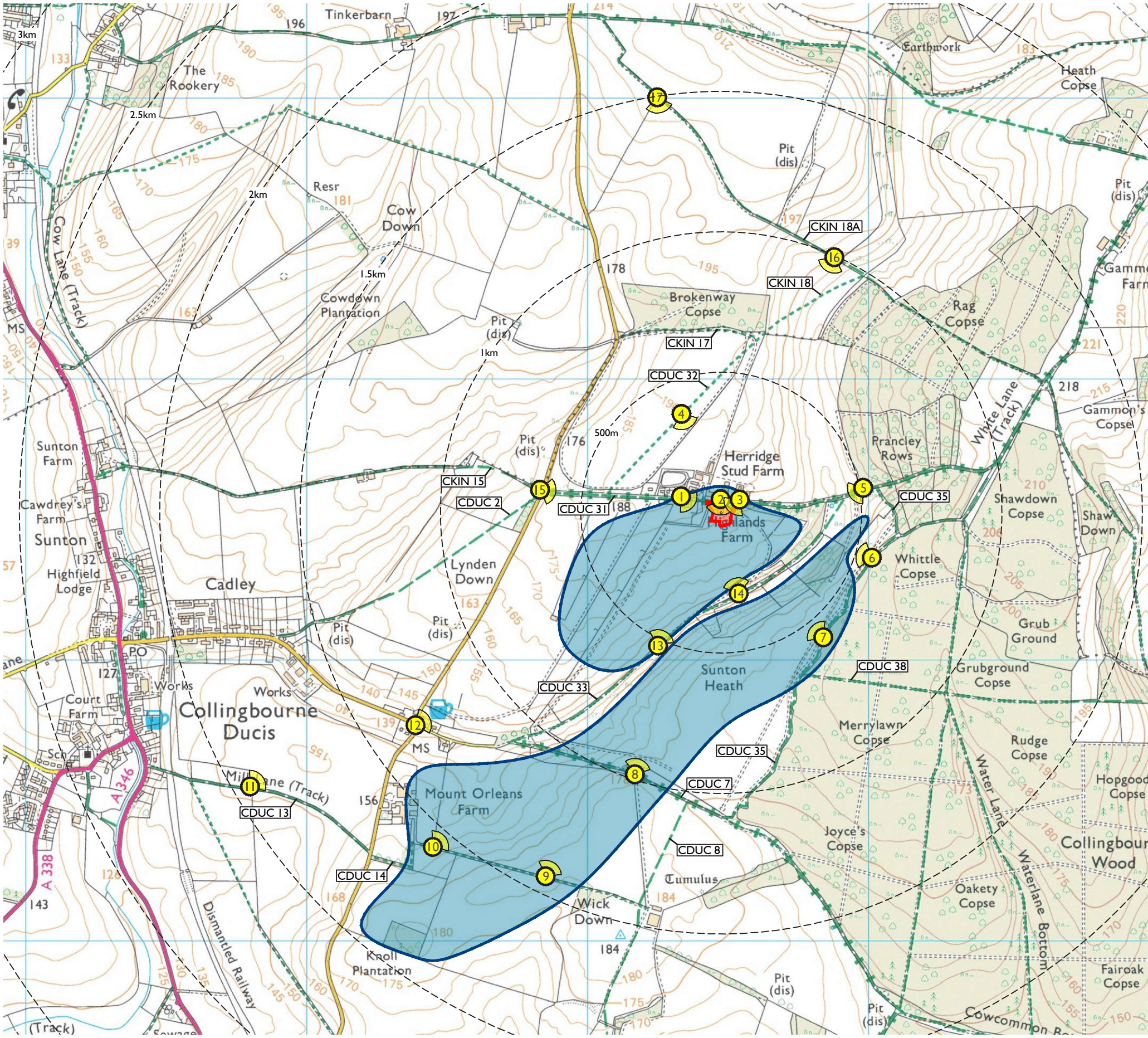
500m

1km

Metres

Scale 1:15,000

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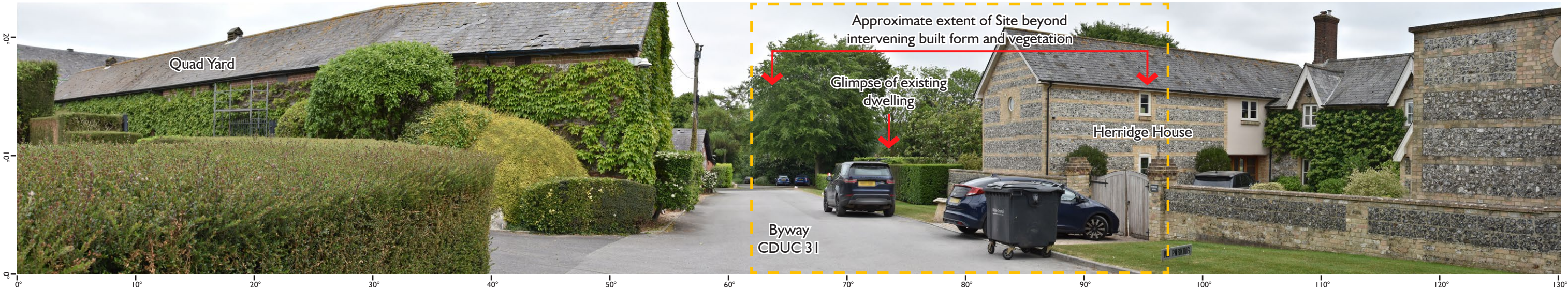
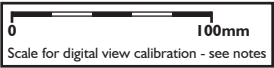


VIEWPOINT I - Annotated viewpoint photograph - 15th May 2025, 13:13

To be viewed **digitally at 125% enlargement** - see notes below.

View looking east-southeast from Byway CDUC 31, just outside No.4 Herridge and Herridge House.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Byway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking east-southeast from Byway CDUC 31, just outside No.4 Herridge (house), approximately 90m from the Site boundary. The Site is located at approximately 15 degrees to the right of the direction of travel when heading east-southeast along the lane. Receptors will generally be on foot or in vehicles and transient, and the number of receptors experiencing the view is likely to be low to moderate (due to the livery).

The view looks along the Byway which also serves as access to Herridge Farm Stud, which comprises barns and livery space as well as a small number of dwellings. A large dwelling, ‘Herridge House’, is seen to the right of the view, and neighbours the Site. The Site is largely screened by vegetation along its boundaries, however in summer a glimpse of the existing farmhouse is seen, and in winter months this view would be slightly more open.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location there would be very little change to the scene. The proposed dwelling would be set further downhill (south) of the existing farmhouse, and therefore would likely be screened in summer; and in winter even if there were a glimpse of the dwelling (although unlikely), the view would be no worse or better than the existing.

Furthermore in the medium to longer term, the tree planting proposed to the north of the dwelling would further decrease the possibility of views.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm’s length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge (‘reposition only’ layout) in Adobe Photoshop.

VIEWPOINT 2 - Annotated viewpoint photograph - 15th May 2025, 13:10

To be viewed **digitally at 125% enlargement** - see notes below.



View looking east through to west from Byway CDUC 31, just outside the Site’s northern boundary.



Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

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View looking east through to west from Byway CDUC 31, just outside the Site’s northern boundary.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Byway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).

VIEWPOINT COMMENTARY

Existing view

Glimpsed view looking east through to west from Byway CDUC 31, approximately 4m from the Site boundary. The Site is located at approximately 90 degrees to the direction of travel when heading east or west along the Byway. Receptors will generally be on foot or in vehicles and transient, and the number of receptors experiencing the view is likely to be low to moderate (due to the livery).

The view looks along the Byway which also serves as access to Herridge Farm Stud, which comprises barns and livery space as well as a small number of dwellings. Large barns and stables are seen to the right and left of the view (just outside of the view presented).

The Site is located to the south of the Byway, behind the foreground hedgerow / tree line which forms its northern boundary. This vegetation almost completely screens the Site in summer with only glimpses of the existing dwelling seen, however in winter more of the dwelling would be visible.

Anticipated changes to the view resulting from the proposals (magnitude)

In the **short term** from this location whilst there would be some change in the scene, the overall effects would be limited.

In summer the Site is largely screened by its boundary vegetation and only glimpses of the replacement dwelling would be seen. The dwelling would be set back further into the Site, but would be larger in footprint (albeit the same height as the existing farmhouse). Overall, given the nature of the proposals (replacement dwelling), and that the increased footprint of the new dwelling would scarcely be appreciated with only glimpses available through the vegetation, effects on receptors would be **NEUTRAL**.

In winter as the foreground vegetation defoliates some additional views into the Site will be possible, and whilst the character of the dwelling would reflect that of the surrounding properties within Herridge, the increase in footprint would be appreciated and would have a very slightly detrimental effect on the scene (a **VERY LOW ADVERSE magnitude of effect**).

In the **medium to longer term** the proposed tree planting to the north of the dwelling would provide some additional screening / filtering of views of the house. At this stage in summer the proposals would be almost entirely screened from the Byway (and effects on receptors would remain **NEUTRAL**). In winter the dwelling would be further screened and the dwelling would be scarcely appreciated in the scene. Effects would fall to **NEUTRAL**.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

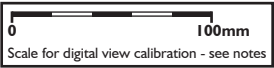
	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT

VIEWPOINT 3 - Annotated viewpoint photograph - 15th May 2025, 09:35

To be viewed **digitally at 125% enlargement** - see notes below.

View looking southwest from Byway CDUC 31, adjacent to the northeastern corner of the property.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Byway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking southwest from Byway CDUC 31, approximately 25m from the nearest Site boundary. The Site is located at approximately 25 degrees to the left of the direction of travel when heading west along the Byway. Receptors will generally be on foot or in vehicles and transient, and the number of receptors experiencing the view is likely to be low to moderate (due to the livery).

The view looks along the Byway towards the main Stud, with large barns and stables seen to the right of the view (just outside the view presented). The Site is located to the south of the Byway, behind the foreground hedgerow / tree line which forms its northern / eastern boundary. This vegetation completely screens the Site in summer, however in winter small glimpses of the dwelling may be visible.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location there would be very little change to the scene. The proposed dwelling would be set further downhill (south) of the existing farmhouse and would continue to be completely screened in summer; and in winter even if there were a glimpse of the dwelling, the view would be no worse or better than the existing.

The works to the eastern access driveway may just be discernible from this viewpoint, however the proposed surfacing of this existing track would have no effect on the character of the view.

Furthermore in the medium to longer term, the tree planting proposed to the north of the dwelling would further decrease the possibility of views.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

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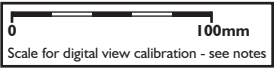
Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 4 - Annotated viewpoint photograph - 15th May 2025, 13:48

To be viewed **digitally at 125% enlargement** - see notes below.

View looking southeast from Footpath CDUC 32, at a point approximately 435m northeast of where it meets Byway CDUC 31.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Footpath used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Fairly open view looking southeast from Footpath CDUC 32 to the north of Herridge Stud, approximately 360m from the Site boundary. The Site is located at about 70 degrees to the left of the direction of travel when heading southwest along the footpath. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view looks across the field in the centre of the gallops towards Herridge Farm Stud and across the landscape to the southwest / west. Large barns and the properties to the north of the Byway (CDUC 31) (the highest part of the farm) are seen across the field, but a large proportion of the farm is screened by the falling topography and intervening vegetation. Trees line the field to the south and east, and Collingbourne Wood is seen on the horizon in the distance to the southeast, providing some enclosure.

The Site is located on lower ground beyond the farm buildings seen in the view, and is not visible from this Footpath.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

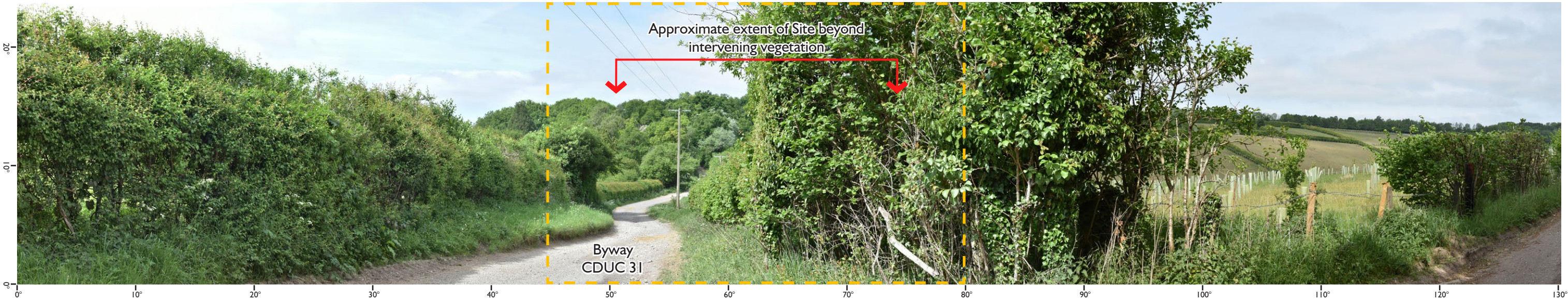
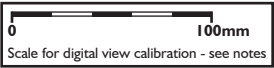
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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking west-southwest from Byway CDUC 31, at the southwestern corner of Prancley Rows copse.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Byway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking west-southwest from the intersection between Byway CDUC 31 and a track which runs along the western edge of Prancley Rows, approximately 455m from the Site boundary. The Site is located directly ahead of the direction of travel when heading west-southwest along the Byway. Receptors will generally be on foot (or occasionally in vehicles) and be transient, and the number of receptors experiencing the view is likely to be low.

The view looks down the Byway which is hedged on either side, towards a wooded area in the bottom of the valley (at the intersection of the Byway and Bridleway CDUC 33). To the right of the view, a gap in the hedgerow along the adjacent track (not a PRow) allows views across the valley towards the paddocks to the north of the Stud.

The Site is located beyond the woodland which ascends up the valley slopes and is not visible from this location in either summer or winter.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

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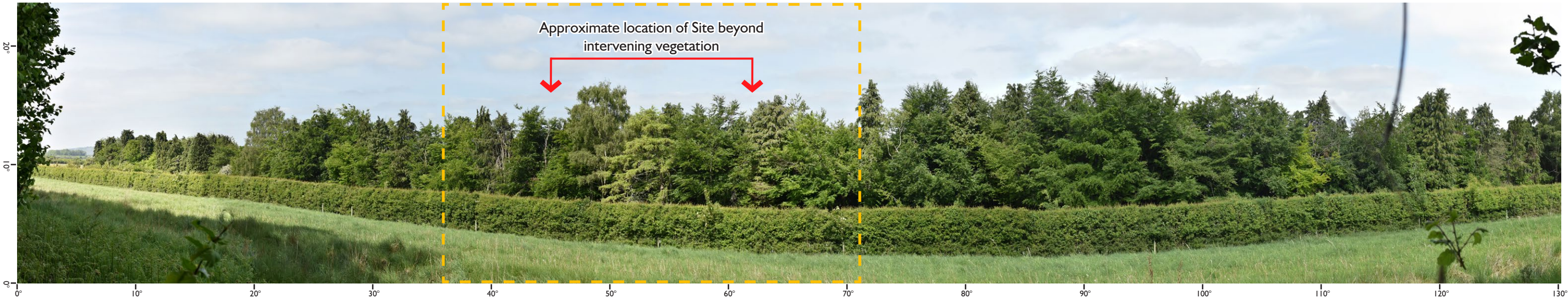
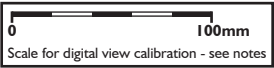
Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 6 - Annotated viewpoint photograph - 15th May 2025, 10:00

To be viewed **digitally at 125% enlargement** - see notes below.

View looking northwest from Bridleway CDUC 35, at a point approximately 315m south of where it meets Byway CDUC 31.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking northwest from Bridleway CDUC 35 as it runs along the edge of Collingbourne Wood, approximately 515m from the Site boundary. The Site is located at approximately 80 degrees to the right of the direction of travel when heading southwest along the Bridleway. Receptors will generally be on foot and be transient, and the number of receptors experiencing the view is likely to be low.

The view looks across a strip of grassland towards a woodland belt which sits behind a hedgerow, and truncates all views.

The Site is located on the other side of the valley behind the woodland block and even in winter, due to the width of the block, the Site is likely to be completely screened.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking northwest from Bridleway CDUC 35, at a point approximately 155m northeast of where it meets Bridleway CDUC 38.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Glimpsed view looking northwest from Bridleway CDUC 35 as it runs along the edge of Collingbourne Wood, approximately 520m from the Site boundary. The Site is located at approximately 70 degrees to the left of the direction of travel when heading northeast along the Bridleway. Receptors will generally be on foot and be transient, and the number of receptors experiencing the view is likely to be low.

The view looks through a gap in the vegetation along the Bridleway, across a strip of grassland and over a hedgerow to the north side of the local valley. Glimpses of Herridge Stud Farm are seen in summer in amongst the surrounding vegetation, including ‘Highlands Farm’, ‘Herridge House’, and some barns; and more of the farm is likely to be visible in winter. Some division of the paddocks surrounding the farm (hedgerows and fences) are also seen.

Anticipated changes to the view resulting from the proposals (magnitude)

In the **short term** from this location whilst there would be some change in the scene, the overall effects would be limited.

In both **summer** and **winter** the replacement dwelling would be seen roughly in the same location as the existing, but very slightly closer to the viewpoint. The new dwelling would have a larger footprint than the existing, but its character would reflect that of the surrounding properties within Herridge. Due to the increase in footprint however (and consequential increase in lighting), the proposals would have an adverse effect on the scene, albeit this would be limited given the views of the existing dwelling and the surrounding properties in Herridge (more so in winter). Overall, the proposed development would have a very slightly detrimental effect on the character of the scene (a **VERY LOW ADVERSE magnitude of effect**).

In the **medium to longer term** the proposed tree planting within the garden / surrounding paddocks would provide some additional screening / filtering of views of the house. At this stage in **summer** the replacement dwelling would be further screened by vegetation and only glimpses would remain. In comparison with the existing dwelling, the proposed changes would be scarcely appreciated in the overall scene, and therefore effects on receptors would be **NEUTRAL**. In **winter** however, more of the property would remain visible through gaps between the trees, and the proposals would continue to have a very slightly detrimental effect on the scene (a **VERY LOW ADVERSE magnitude of effect**).

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT
Winter	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

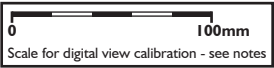
Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking north-northeast from Byway CDUC 7, at a point approximately 475m east-southeast of where it meets Bridleway CDUC 33 (Cadley Road).

Given the location within the North Wessex Downs National Landscape (AONB) and on a Byway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking north-northeast from Byway CDUC 7, through a gap used for accessing the neighbouring field, approximately 930m from the Site boundary. The Site is located at approximately 90 degrees to the direction of travel when heading in either direction along the Byway. Receptors will generally be on foot (or occasionally in vehicles) and be transient, and the number of receptors experiencing the view is likely to be low.

The Byway is lined to the north by a woodland belt which truncates most views. However, there is a glimpse through the gap across to the north side of the local valley, where Highlands Farmhouse is seen behind paddocks associated with the farm. In winter, slightly more of the Site would be visible through the vegetation.

Anticipated changes to the view resulting from the proposals (magnitude)

In the **short term**, from this location there would be negligible change to the scene.

Given the glimpsed nature of the view, the proposed changes would be scarcely appreciated in summer, and effects would be **NEUTRAL**. In winter however, slightly more of the Site would be visible, and the increased footprint of the replacement dwelling (and consequential increase in lighting) would be perceived. That said, its character would reflect that of the surrounding properties within the locality and so effects would be limited to a very slight adverse effect on the character of the scene (mainly due to lighting) (a **VERY LOW ADVERSE magnitude of effect**).

In the **medium to longer term**, the proposed tree planting within the garden / surrounding paddocks would provide additional screening / filtering of views of the house, and effects in all periods would fall to **NEUTRAL**.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

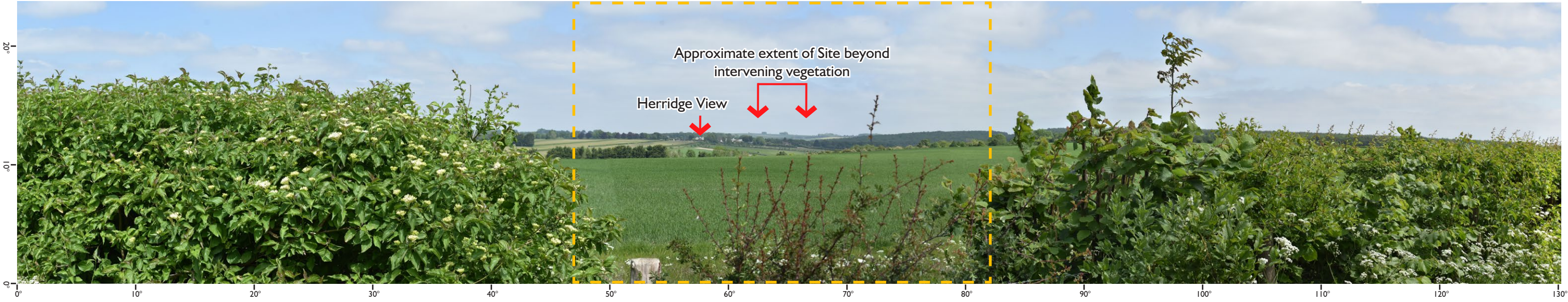
Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking north-northeast from Footpath CDUC 14, at a point approximately 380m northwest of where it meets Bridleway CDUC 8.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Footpath used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Glimpsed view looking north-northeast from Footpath CDUC 14, approximately 1.4km from the Site boundary. The Site is located at approximately 80 degrees to the right of the direction of travel when heading west-northwest along the Footpath. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The track is lined by hedgerows on either side which truncate the majority of views in summer, however, some glimpses across the landscape to the north are possible through gaps in the hedgerow. The view through the gap looks across the foreground field towards Herridge Stud Farm on the other side of the local valley, within which a couple of large properties and some barns are seen. A series of paddocks are seen surrounding the farm, and Collingbourne Wood is seen to the right of the framed view.

The Site is located to the right of the farm, and is largely screened by the hedgerows surrounding the property.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location there would be negligible change to the scene.

Given the glimpsed, distant nature of the view and the surrounding development within Herridge Stud Farm, the proposed changes (including the slight increase in lighting) would be scarcely appreciated in the scene in all periods. The character of the replacement dwelling would reflect that of the surrounding properties within the Stud, and would therefore have little effect on the overall view.

Furthermore in the medium to longer term, the tree planting proposed within the garden / surrounding paddocks would provide additional screening / filtering of views of the house.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

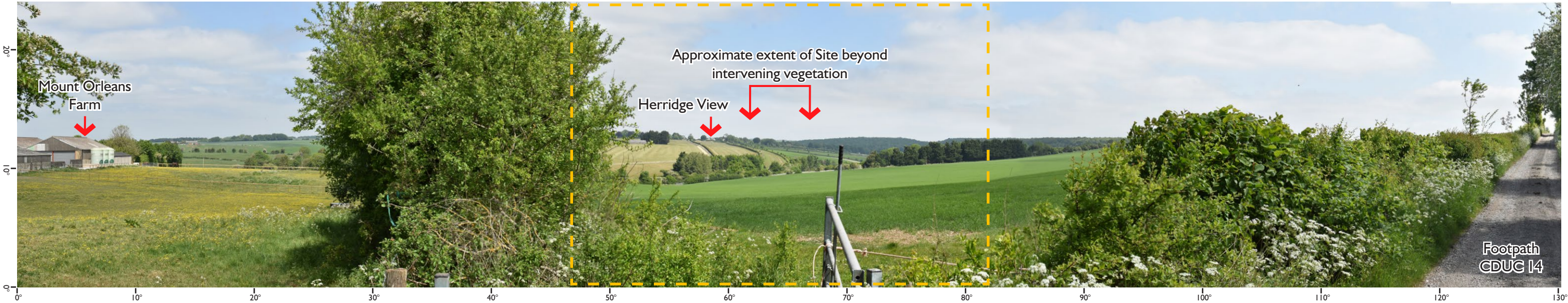
Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking north-northeast from Footpath CDUC 14, at a point approximately 795m northwest of where it meets Bridleway CDUC 8.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Footpath used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Glimpsed view looking north-northeast from Footpath CDUC 14, approximately 1.5km from the Site boundary. The Site is located at 65 degrees to the left of the direction of travel when heading east-southeast along the Footpath. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view looks across the landscape to the northeast through a gap in the hedgerows which line the track and divide the foreground fields. The view looks across the local valley towards Herridge Stud Farm, within which a couple of large properties are seen (and the barns are likely to be seen in winter), surrounded by a series of paddocks and some gallops. Collingbourne Wood forms the horizon to the right of the framed view.

To the left of the view, barns within Mount Orleans Farm are seen, with views across to the climbing landscape to the north of Collingbourne Ducis. Views to the right (southeast) are truncated by the climbing topography and the tall hedgerow to the south of the track.

The Site is located to the right of Herridge Stud Farm, and is largely screened by the hedgerows surrounding the property.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location there would be negligible change to the scene.

Given the glimpsed, distant nature of the view and the surrounding development within Herridge Stud Farm, the proposed changes (including the slight increase in lighting) would be scarcely appreciated in the scene in all periods. The character of the replacement dwelling would reflect that of the surrounding properties within the Stud, and would therefore have little effect on the overall view.

Furthermore in the medium to longer term, the tree planting proposed within the garden / surrounding paddocks would provide additional screening / filtering of views of the house.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

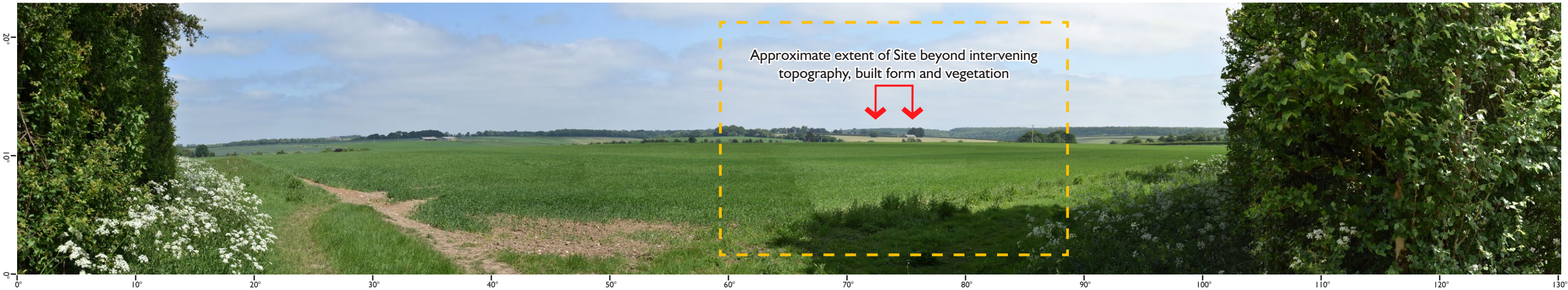
Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 150% enlargement** - see notes below.

View looking northeast from Bridleway CDUC 13 (Mill Lane), at a point approximately 380m east-southeast of where it meets the A346 (Ludgershall Rd) in Collingbourne Ducis.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking northeast from Bridleway CDUC 13 (Mill Lane), approximately 1.9km from the Site boundary. The Site is located at 40 degrees to the left of the direction of travel when heading east-southeast along the Bridleway. Receptors will generally be on foot and be transient, and the number of receptors experiencing the view is likely to be low.

The view looks through a gap in the surrounding hedgerows across a foreground field to higher ground to the northeast. A series of barns are seen scattered across the fields which are largely under arable use, and a line of utility poles and cables crosses the landscape. The horizon is well vegetated, with the mass of Collingbourne Wood seen in the distance to the east-northeast.

The Site is located beyond the single barn and surrounding vegetation located on the hilltop to the northeast, and is completely screened from view.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

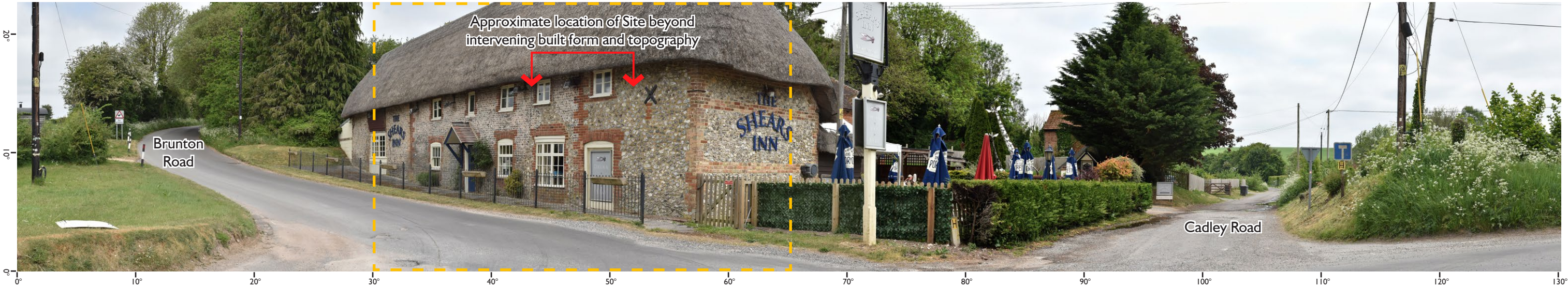
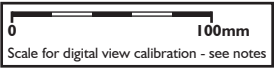
Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 12 - Annotated viewpoint photograph - 15th May 2025, 12:38

To be viewed **digitally at 125% enlargement** - see notes below.

View looking northeast from the intersection between Cadley Road and Brunton Road.

Given the location within the North Wessex Downs National Landscape (AONB) and on a road used for local access, receptors at this location are of **MEDIUM-HIGH SENSITIVITY** (HIGH Value, MEDIUM Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Restricted view looking northeast from the intersection between Cadley Road and Brunton Road, approximately 1.25km from the Site boundary. The Site is located at 60 degrees to the left of the direction of travel when heading southeast along Cadley Road. Receptors will generally be in vehicles and largely transient (stopping for a short period of time at the junction), and the number of receptors experiencing the view is likely to be moderate.

The view is largely of the traditional flint-brick building of ‘The Shears Inn’, which is on the corner of the intersection of roads. The intersection is at a local low point at the bottom of the dry valley, with quickly climbing slopes to the north and south. Other properties line Cadley Road to the left and right of the view.

The Site is located some distance behind ‘The Shears Inn’ and is not visible from this location in either summer or winter.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

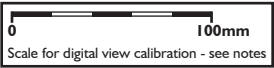
Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm’s length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge (‘reposition only’ layout) in Adobe Photoshop.

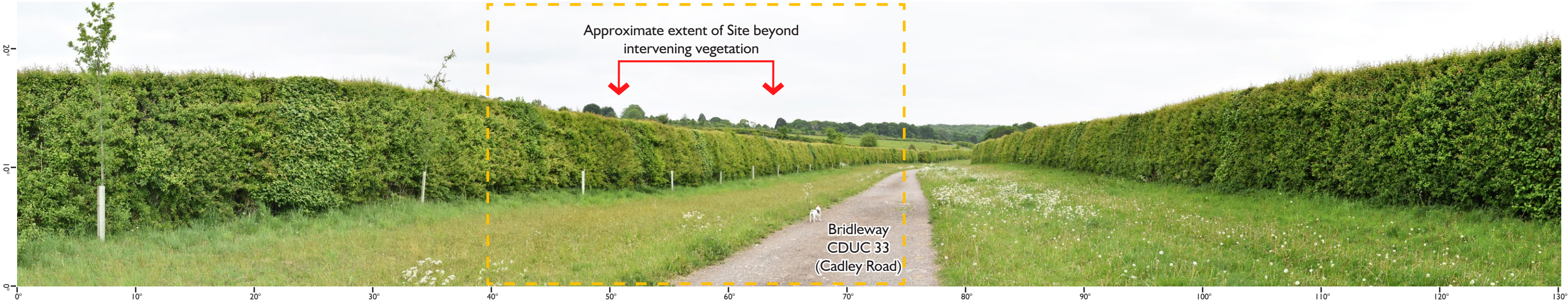
VIEWPOINT 13 - Annotated viewpoint photograph - 15th May 2025, 12:51

To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast from Bridleway CDUC 33 (Cadley Road), at a point approximately 830m southwest of where it meets Byway CDUC 31.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Restricted view looking northeast from Bridleway CDUC 33 (Cadley Road), approximately 480m from the Site boundary. The Site is located at approximately 20 degrees to the left of the direction of travel when heading northeast along the Bridleway. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view looks along the Bridleway which is largely enclosed by tall hedgerows on either side, however due to the nature of the topography (the Bridleway follows the bottom of the local valley), the surrounding higher ground is seen over the top of the hedgerows. From this viewpoint the paddocks to the southeast of Highlands Farm are seen, and a minor glimpse of the rooftop of Highlands Farmhouse is seen over the layers of hedgerows which divide the paddocks and surround the Site.

In winter, slightly more of the property is likely to be seen.

Anticipated changes to the view resulting from the proposals (magnitude)

In the **short term** from this location whilst there would be some change in the scene, the overall effects would be limited.

In **summer** the replacement dwelling would be seen set slightly further down the hill (closer to the viewpoint). The new dwelling would have a larger footprint than the existing farmhouse, but its character would reflect that of the surrounding properties within the locality, and its roof height would be the same as the existing property (albeit would likely break the skyline from this viewpoint). Due to the increase in footprint (and slight increase in lighting, although this would be scarcely appreciated due to the intervening vegetation) and its location closer to the viewpoint and breaking the skyline, the proposals would have an adverse effect on the scene, albeit this would be limited due to the surrounding vegetation. In **winter**, slightly more of the proposed dwelling may be seen, but effects would be similar due to the several layers of intervening vegetation providing good screening. Overall, the proposed development would have a very slightly detrimental effect on the character of the scene in both summer and winter (a **VERY LOW ADVERSE magnitude of effect**).

In the **medium to longer term** the proposed tree planting within the garden / surrounding paddocks would provide some additional screening / filtering of views of the house. At this stage in both **summer** and **winter** the replacement dwelling would be further screened by vegetation and only glimpses would remain. In comparison with the existing dwelling, the proposed changes would be scarcely appreciated in the overall scene, and therefore effects on receptors would fall to **NEUTRAL**.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT
Winter	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

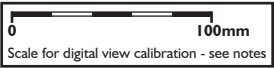
Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 14 - Annotated viewpoint photograph - 15th May 2025, 12:58

To be viewed **digitally at 125% enlargement** - see notes below.

View looking northwest from Bridleway CDUC 33 (Cadley Road), at a point approximately 490m southwest of where it meets Byway CDUC 31.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Restricted view looking northwest from Bridleway CDUC 33 (Cadley Road), approximately 250m from the Site boundary. The Site is located at approximately 70 degrees to the left of the direction of travel when heading northeast along the Bridleway. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view looks along the Bridleway which follows the bottom of the local valley. Tall hedgerows line the track, however due to the nature of the topography, higher ground to the southwest is seen over the top of the hedgerows. A dense woodland block lines the northern side of the track in the northern part of the valley, and truncates views in this direction.

The Site is located on higher ground beyond the intervening woodland and hedgerow along the northern side of the track, and is not visible from this stretch of the track in either summer or winter.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking east from Brunton Road, where Byway CDUC 31, and Bridleways CDUC 31 and 2 (behind the viewpoint) meet the road.

Given the location within the North Wessex Downs National Landscape (AONB) and on a road used for local access, receptors at this location are of **MEDIUM-HIGH SENSITIVITY** (HIGH Value, MEDIUM Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Contained view looking east from Brunton Road, approximately 650m from the Site boundary. The Site is located at approximately 90 degrees to the direction of travel when heading in either direction along Brunton Road, or 5 degrees to the right of the direction of travel when heading east along Byway CDUC 31. Receptors will generally be in vehicles and transient, and the number of receptors experiencing the view is likely to be moderate.

The view looks along the access drive into Herridge Stud Farm (also Byway CDUC 31), and in both directions along Brunton Road (outside the view presented). The Road corridor is well vegetated with hedgerows / tree lines on either side, and the drive to Herridge is also lined by an avenue of mature trees, hedgerows, and a line of railings.

The Site is located beyond the local ridge which runs north-south just east of the viewpoint (which the driveway climbs before descending down into the main farm), and layers intervening vegetation. It is not visible from this viewpoint.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

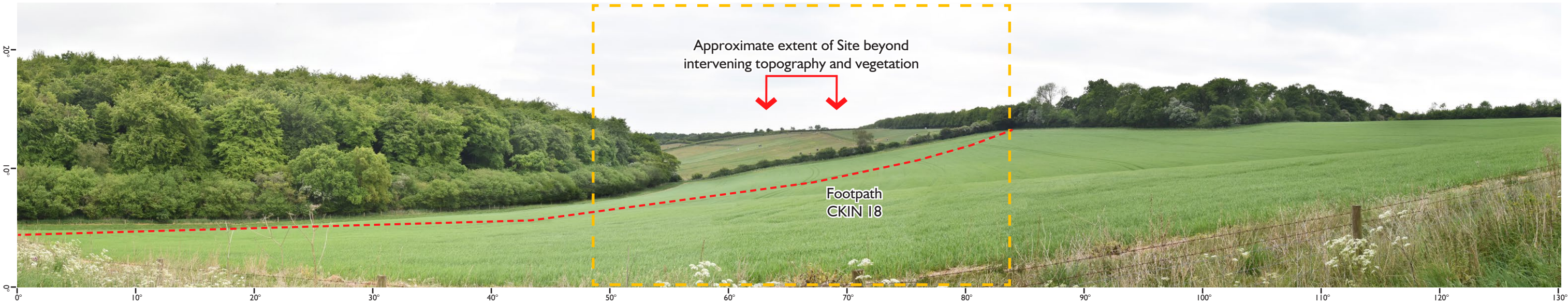
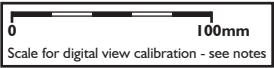
Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.

View looking southwest from Bridleway CKIN I8A, at a point approximately 110m northwest of where it meets Footpath CKIN I8.

Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

Fairly open view looking southwest from Bridleway CKIN I8A, approximately 950m from the Site boundary. The Site is located at approximately 80 degrees to the left of the direction of travel when heading northwest along the Bridleway. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view looks across the foreground arable field toward a series of paddocks associated with Herridge Farm Stud, with the northern end of Collingbourne Wood seen to the left of the view. The end of Brokenway Copse is also seen at the top of the hill to the right of the view, with further strips of woodland planting extending north and south off the copse, which alongside the topography, screens any views to the southwest.

The Site is located beyond the high ground around the paddocks to the south-southwest and is not visible from this location.

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 17 - Annotated viewpoint photograph - 15th May 2025, 14:42

To be viewed **digitally at 125% enlargement** - see notes below.

View looking south from Bridleway CKIN 18A, at a point approximately 480m southeast of where it meets Brunton Road / Fair Mile.



Given the location within the North Wessex Downs National Landscape (AONB) and on a Bridleway used for the enjoyment of the countryside, receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



Summer

VIEWPOINT COMMENTARY

Existing view

View looking south from Bridleway CKIN 18A, approximately 1.45km from the Site boundary. The Site is located at approximately 40 degrees to the right of the direction of travel when heading southeast along the Bridleway. Receptors will generally be on foot and transient, and the number of receptors experiencing the view is likely to be low.

The view looks across an arable field towards lower ground in the landscape to the south. To the left of the view, the Bridleway bends out of view behind intervening foreground vegetation, and Collingbourne Wood makes up the horizon in the background to the southeast. This transitions into the closer woodland block of Brokenway Copse, which screens much of the view to the south. To the south-southwest however, views open up across to Knoll Plantation on Wick Down, with Windmill Hill and higher ground within the Salisbury Plains seen in the distance beyond. In the middle ground, a glimpse of the gallops to the northwest of Herridge Farm Stud and the avenue of trees along its drive are seen.

To the right of the view presented, views are partially contained by vegetation bounding the foreground fields, but views open up across the Collingbourne valley to the southwest (although the settlements themselves (Collingbourne Ducis and Kingston) are hidden at the bottom of the valley behind intervening topography and vegetation).

The Site is located on lower ground beyond Brokenway Copse, and even in winter would not be seen from this Bridleway (the Site would be behind the built up area to the north / northwest of the Stud (see Viewpoint 4)).

Anticipated changes to the view resulting from the proposals (magnitude)

From this location the proposals would be completely screened in both summer and winter, and would have no effect on the scene.

The Magnitude of Visual Effects would be NEUTRAL in all periods.

SIGNIFICANCE OF VISUAL EFFECTS (sensitivity x magnitude of effect)

	Year 1	Year 10
Summer	NEUTRAL EFFECT	NEUTRAL EFFECT
Winter	NEUTRAL EFFECT	NEUTRAL EFFECT

Notes: 200DPI cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. Higher quality images are presented in Appendix D and a Reference Image of the indicated insert is provided in Appendix F.

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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

8.3. Likely visual effects from private viewpoints

- 8.3.1. Planning is primarily concerned with effects on the public domain. The assessments made above are therefore for representative viewpoints within the public domain. They are taken at standing eye level (approximately 1.6m) in areas accessible to the public.
- 8.3.2. However, views would also be possible from viewpoints within the private domain including potential views from the properties detailed in Section 4.3 above. These include people within Herridge House (neighbouring the Site); people within the farmyard / buildings to the north of the Site; and people within Mount Orleans Farm to the southeast of Collingbourne Ducis (some 1.3km to the southwest of the Site).
- 8.3.3. The effects on receptors at these locations are judged to be as follows:⁴¹

People within Herridge House

- 8.3.4. Herridge House is a large two storey dwelling set out in a ‘u’ shape, with the eastern wing overlooking the Site. That said, views would largely be screened by the dense tree / hedge line along the western boundary of the Site, and by vegetation within the gardens of the property. There is also a horse walker in-between the Site and property.
- 8.3.5. In accordance with Tables B.3 and B.4 of the methodology set out in Appendix B, residents within their private homes and gardens have **high susceptibility** to change; and views will have **high value** as the receptors are within a National Landscape; giving rise to **high sensitivity**.
- 8.3.6. Due to the proposed location of the replacement dwelling further south within the Site, it is likely that the dwelling would be completely screened by the intervening vegetation in summer, and heavily filtered in winter. That said, even if there were glimpses in winter, these would be scarcely appreciated in the scene compared to the existing dwelling.
- 8.3.7. Furthermore, once the proposed tree planting within the gardens establishes in the medium to longer term, views would be even more filtered / screened.
- 8.3.8. Effects would be **neutral** in all periods.

People within the farmyard / buildings to the north of the Site

- 8.3.9. Receptors using the farmyard and buildings to the north of the Site would have **low susceptibility** to change (viewers whose focus is primarily on the activity in which they are involved and not on their setting); and views will have **high value** as the receptors are within a National Landscape; giving rise to **medium sensitivity**.
- 8.3.10. For these receptors, views would be largely restricted by the vegetation along the northern boundary of the Site, and only glimpses of the replacement dwelling would be seen. The dwelling would be set back further into the Site, but would be larger in footprint (albeit the same height as the existing farmhouse).
- 8.3.11. In the short term in summer, given the nature of the proposals (replacement dwelling), and that the increased footprint of the new dwelling would scarcely be appreciated with only glimpses available through the vegetation, effects on receptors would be **neutral**. In winter however, as the foreground vegetation defoliates some additional views into the Site would be possible, and whilst the character of the dwelling would reflect that of the surrounding properties within Herridge, the increase in footprint would be appreciated and would have a very slightly detrimental effect on the scene, giving rise to a **very slight / negligible adverse effect**.
- 8.3.12. In the medium to longer term, the proposed tree planting to the north of the dwelling would provide some additional screening / filtering of views of the house, and the dwelling would be scarcely appreciated in the scene

in both summer and winter. Effects would fall to **neutral** in both periods.

People within Mount Orleans Farm

- 8.3.13. Mount Orleans Farm lies on the south slope of the local valley, with open views across the valley afforded from the eastern and northern edges of the farm (views from elsewhere within the farm, including from the Listed Mount Orleans Farmhouse, are screened by the built form within the farm itself). The farm comprises a collection of medium and large scale barns clustered tightly around a farmhouse and smaller barn courtyard, surrounded by a scattering of trees and other vegetation.
- 8.3.14. Receptors within the farmyard would have **low susceptibility** to change (viewers whose focus is primarily on the activity in which they are involved and not on their setting); and views will have **high value** as the receptors are within a National Landscape; giving rise to **medium sensitivity**.
- 8.3.15. From the farm the proposals would be scarcely appreciated in the scene. The replacement dwelling would largely be screened by intervening topography and vegetation, and seen from a distance across the valley with other development including within Herridge Stud Farm visible. Its character would also reflect that of the surrounding properties within the Stud.
- 8.3.16. Furthermore in the medium to longer term, the tree planting proposed within the garden / surrounding paddocks would provide additional screening / filtering of views of the house.
- 8.3.17. Effects would be **neutral** in all periods.

41 The visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.

9 ASSESSMENT CONCLUSIONS

9.1. Introduction

- 9.1.1. This report considers the landscape and visual effects resulting from the development proposed on the Application Site.
- 9.1.2. It sets out the methodology of the assessment, a detailed baseline study of the Site and surrounding area; a description of the proposals; and then evaluates the likely landscape and visual effects of the proposals.
- 9.1.3. The conclusions of these assessments are set out below, with detailed assessments contained in Sections 7 and 8 above.

9.2. Likely landscape effects - summary and conclusion

- 9.2.1. The assessment of the likely effects of the development on the landscape resource has been undertaken in two phases. Firstly, following a baseline study (Section 5), the assessment has considered the effects on 20 key constituent elements of the landscape,⁴² and then the effect on overall landscape character has been considered. This is the effect on the landscape resource as a whole, and is based on the assessments of effects on the individual elements contributing to its character.
- 9.2.2. In this case the restricted area over which the proposals would be seen limits the area of the surrounding landscape over which effects may be felt; and the majority of the key components of the receiving landscape would experience neutral effects. Of the 20 key components considered effects on geology / geomorphology, soils / pedology, drainage, land use / management, settlement pattern, settlement character, recreational access / movement, cultural associations, heritage assets, scale, complexity, wildness, remoteness and sense of place would all be neutral; effects associated with noise (aural tranquillity), on landform / topography, and openness / enclosure would negligible; there would be only very limited adverse effects associated with landscape pattern and lighting (with the consequential effects on visual tranquillity), and with vegetation in the short term only (due to the initial loss). In the longer term the effects on vegetation would become slightly beneficial as the proposed planting becomes fully established (with associated benefits to biodiversity and green infrastructure connectivity).
- 9.2.3. Overall, whilst there would be some changes on the Site itself, the proposals are judged to be largely compatible with the existing landscape character.
- 9.2.4. The **magnitude of effect** of the proposals on **overall landscape character** would therefore be **very low adverse in the short term**, falling to **neutral in the medium to longer term** as the proposed planting becomes established.
- 9.2.5. The **LEVEL OF EFFECT** on overall landscape character has therefore been judged to be a **very slight adverse** in the short term, falling to a **neutral** in the medium to longer term.

9.3. Likely visual effects - summary and conclusion

- 9.3.1. The Zone of Visual Influence of the development proposals is contained within an area of the surrounding countryside located within approximately 1.95km of the centre of the Site. It measures approximately 1.17 square kilometres in area, and is almost exclusively confined to the landscape to the south of the Site, where the nature of the topography and limited vegetation allows views from across the local valley (albeit the ZVI comprises largely private fields); with more distant views generally prevented by a combination of topography and vegetation.

Likely effects on receptors within the public domain

- 9.3.2. From the public domain the proposed replacement dwelling would be largely screened by the nature of the surrounding topography and vegetation. The majority of available views are from the south, where the topography

of the local valley immediately to the south of the Site allows views from an area of the landscape on the other side of the valley, albeit the majority of these views are from private farmland (owned by the applicant), and the majority of views from the PRoW in this part of the landscape are heavily restricted by vegetation. Even where views are possible, in comparison to the existing situation on Site, the proposed changes would be scarcely appreciated in the scene. More distant views are restricted by the undulating topography and vegetation which largely comprises the mass of Collingbourne Wood (to the east / southeast of the Site).

- 9.3.3. From the north the only views in the public domain are from Byway CDUC 31 as it runs along the northern boundary of the Site:
 - Views from the immediate landscape to the north are largely restricted by the hedge / tree line along the northern boundary of the Site, which limits views to glimpses in both summer and winter. Views are possible from a maximum of 280m of the Byway as it passes the Site, however only when receptors are immediately adjacent to the boundary of the Site, and only in winter months, would there be any effects experienced. From approximately 80m of the Byway, the increase in footprint of the replacement dwelling would be appreciated, resulting in a **slight adverse effect** at worst. In summer, compared to the existing farmhouse glimpsed through the vegetation, the changes would be scarcely appreciated in the scene and effects would be **neutral**. Furthermore, in the medium to longer term effects in winter would also fall to **neutral** due to the planting proposed within the Site (Viewpoint 2).
 - Outside of the immediate Site boundary, the proposed repositioning of the new dwelling further south within the Site would likely remove it from view from the Byway to the northeast and northwest of the Site. At worst, if the dwelling were glimpsed, the view would be no worse or better than the existing and effects would be **neutral** in all periods (Viewpoints 1 and 3).
 - Beyond the immediate Byway, further views from other PRoW are completely restricted by the built form within the farm to the north of the Site, in combination with the falling topography and the vegetation along the Site boundaries (Viewpoint 4). Even where the ground begins to climb further north (towards the Fairmile Down), the Site remains screened by the intervening topography and vegetation (Viewpoints 16 and 17).
- 9.3.4. As above, the majority of available views are from the south:
 - Close proximity views are largely contained to private land (owned by the applicant), however there would be a glimpse of the proposed dwelling from a short section (approximately 260m) of Bridleway CDUC 33 as it follows the bottom of the dry valley to the south of the Site (Viewpoint 13). This track is bound by high hedges on either side which restricts most views, however the rooftop of the existing dwelling can be glimpsed, and the proposed dwelling being sited further south within the Site would mean it is slightly more visible, but still largely screened by layers of intervening vegetation. Effects would be **slight adverse** for receptors using this part of the track in both summer and winter in the short term, falling to **neutral** in the medium to longer term once the proposed planting within the gardens establishes.
 - Further north and south along this Bridleway, views are truncated by vegetation and topography (Viewpoint 14).
 - Views open up again on the south side of the dry valley, although again this is predominantly private land, although a couple of PRoW follow Collingbourne Wood and cut across Wick Down to the south of the Site.
 - The Bridleway which follows the edge of Collingbourne Wood is largely screened behind vegetation along the path and within the adjacent fields (Viewpoint 6), however occasional glimpses across the valley are afforded from approximately 400m of the path (Viewpoint 7). For these receptors, the replacement dwelling would be seen some distance across the valley, in the context of the other development within Herridge Farm Stud. Due to the increase in footprint of the dwelling however (and consequential increase in lighting), the proposals would have a **slight adverse effect** on the scene in both summer and winter in the short term. In the medium to longer term effects would fall to **neutral** in summer with the planting proposed, however winter effects would remain at **slight adverse** levels due to more of the dwelling being visible through gaps between the

42 Under three headings: 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors'.

vegetation.

- The Byway which cuts across the lower part of Wick Down (CDUC 7) is also similarly screened by a large strip of woodland along the northern side of the track, and only very occasional glimpses are seen (Viewpoint 8). From this location the proposed changes would be scarcely appreciated in the view (**neutral**) for all but winter months in the short term, where defoliation would open up views towards the Site. That said, effects would be limited to **slight adverse** due to the distance and glimpsed nature of the view.
- Similar views are found from the Footpath (CDUC 14) which traverses the upper part of Wick Down (Viewpoints 9 and 10), where occasional glimpsed views are possible through gaps in the track-side hedgerows. For receptors using this path, given the glimpsed, distant nature of the view and the surrounding development within Herridge Stud Farm, the proposed changes (including the slight increase in lighting) would be scarcely appreciated in the scene in all periods (**neutral effect**).
- Further views from this direction are restricted by the local high point of Wick Down. Further west where the land falls towards Collingbourne Ducis (southwest of the Site) any potential views are cut off by the local ridge which runs north-south a short distance to the west of Herridge Farm Stud, and the Site is not visible (Viewpoint 11). There are similarly no views from the bottom of the valley as it falls towards Collingbourne Ducis, where intervening topography restricts views (Viewpoint 12).

9.3.5. The north-south ridge also completely truncates views from the west, where beyond the short section of Byway CDUC 31 mentioned above, there are no views of the Site (Viewpoint 15).

9.3.6. There are also no clear views of the Site from the public domain within the landscape to the east of the Site. Byway CDUC 31 traverses the bottom of the valley to the east of the Site, before climbing back up into Collingbourne Wood. Even from more elevated ground, the Site is completely screened by the woodland block in the bottom of the valley (Viewpoint 5).

9.3.7. None of the effects on receptors within the public domain would be ‘significant’.

Likely effects on receptors at private viewpoints

9.3.8. With respect to receptors in the private domain, effects would be very limited.

9.3.9. Whilst it should be noted that planning control is principally, if not exclusively concerned with effects on the public domain; views would only be possible from Herridge House (neighbouring the Site); from within the farmyard / buildings to the north of the Site; and from within Mount Orleans Farm to the southeast of Collingbourne Ducis. Due to the nature of the proposals and the existing vegetation surrounding the Site, effects from these properties would largely be **neutral**. At worst, **very slight / negligible adverse effects** would be felt by receptors using the farmyard immediately north of the Site, however this is under the applicant’s ownership.

9.3.10. None of the effects on receptors in these properties would be ‘significant’.

Effect on overall visual amenity

9.3.11. Overall, the effects of the proposed development on receptors in the public domain would be extremely limited. Views of the Site are contained by the nature of the topography and vegetation to a restricted area of the surrounding landscape; no ‘significant’ adverse effects have been identified within the public domain; and there would be no ‘significant’ effects on receptors within private dwellings.

9.3.12. Effects are limited to a few locations in the landscape in close proximity to the Site where views of the proposed dwelling would be possible, and although some slight adverse effects have been identified in the short term, these would be largely mitigated in the medium to longer term as the proposed planting becomes established.

9.3.13. In the medium to longer term although some slight adverse effects would remain in winter from one viewpoint,

the majority of effects would be neutral.

9.3.14. In conclusion, therefore, (whilst it should also be noted that planning control is principally, if not exclusively, concerned with effects on the public domain), in considering the development as a whole it is clear that the effects are limited and are focussed primarily on receptors at a few specific locations in the landscape surrounding the Site from where the proposals would be visible. In the wider context the effects on **overall visual amenity**⁴³ (taking into account the extent of the ZVI and effects across all potential viewpoints (not just those considered above)) are judged to be **neutral in both the short and medium to longer term**.

43 Meaning the overall pleasantness of the views that receptors enjoy of their surroundings (GLVIA Paragraph 2.20).

GLOSSARY OF TERMS

This glossary is intended to define terms and assist with understanding the approach taken within the above assessment. It sets out some general terms and then explains the approach taken to the consideration of effects on key components of the landscape which contribute to character, using the three headings of Physical Influences, Influences of Human Activity, and Aesthetic and Perceptual Factors.

GENERAL TERMS

1.1 Impact

1.1.1 Impact is defined in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) as “the action being taken”.¹

1.2 Effect

1.2.1 Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as “the change resulting from that action”.² Put simply, ‘impacts’ have an ‘effect’.

1.3 Setting of a heritage asset

1.3.1 Setting of a heritage asset is defined in the NPPF as “the surroundings in which a heritage asset is experienced”.³

Reference is sometimes made to the ‘immediate’, ‘wider’ and ‘extended’ setting of heritage assets, but Historic England’s Advice Note 3 makes it clear that “the terms should not be regarded as having any particular formal meaning.”⁴

Historic England’s Advice Note 3 provides further guidance on the setting of heritage assets and should be referred to for further detail. It also makes it clear that “setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”⁵

1.4 Scenic quality

1.4.1 Scenic quality is “the term used to describe landscapes that appeal primarily to the senses (primarily, but not wholly the visual senses).”⁶

Scenic quality can be influenced by a variety of factors including elements such as a distinctive sense of place; striking landform; visual interest created by patterns of land cover; or elements which appeal to the senses (including strong aesthetic qualities reflecting factors such as scale and form, degree of openness or enclosure, colours and textures, simplicity or diversity, and ephemeral or seasonal interest; memorable or unusual views and eye-catching features or landmarks; and characteristic cognitive and sensory stimuli (e.g. sounds, quality of light, characteristic smells, characteristics of the weather)).⁷

1 Landscape Institute and Institute of Environmental Management and Assessment. (2013) *Guidelines for Landscape and Visual Impact Assessment, Third edition* (GLVIA3), Oxford: Routledge, Paragraph 1.15.

2 Ibid.

3 Ministry of Housing, Community and Local Government. (2024) *National Planning Policy Framework*, Annex 2: Glossary, Page 78.

4 Historic England. (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3*. 2nd edn. Page 5.

5 Ibid., Page 4, Paragraph 9.

6 GLVIA3, Page 84, Box 5.1.

7 Natural England. (2011) *Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England*, Natural England, Appendix 1, Page 25.

1.5 Visual amenity

1.5.1 Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as “the overall pleasantness of the views that receptors enjoy of their surroundings”.⁸

1.6 Landscape function

1.6.1 Landscape function refers to the natural purpose of the landscape, or the role it fulfils. A landscape may have several functions including as a consequence of land use (for example as part of an agricultural landscape); and the way in which it contributes to the functioning of elements such as natural hydrological systems (e.g. acting as part of a river catchment or flood plain), areas of undisturbed and healthy soils, areas that form carbon sinks (such as a peat bog, woodland or ocean), areas of diverse landcover, pollinator rich habitats (such as wildflower meadows), and Green Infrastructure networks; and may also include its function as part of a National Park or AONB or as part of the setting of such landscapes.

A landscape may also have a spatial function, although it should be noted that “the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value”.⁹

LANDSCAPE CHARACTER TERMS

Physical Influences

1.7 Geology / geomorphology

1.7.1 In landscape character terms effects on geology / geomorphology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.¹⁰

1.8 Soils / pedology

1.8.1 In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.¹¹

1.9 Vegetation

1.9.1 In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

1.10 Landform / topography

1.10.1 In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

8 GLVIA3, Paragraph 2.20.

9 Landscape Institute. (2021) *Technical Guidance Note 02/21, Assessing landscape value outside national designations*, Page 12.

10 Such effects will not affect landscape character unless they impact so greatly as to affect other landscape elements such as vegetation.

11 Effects on soil structure or quality caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects would be managed and minimised through a detailed construction method statement and would, therefore, have a negligible effect on landscape character.

I.11 Drainage

- I.11.1 In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

Influences of Human Activity

I.12 Heritage assets

- I.12.1 In landscape character terms effects on designated heritage assets (including World Heritage Sites / Conservation Areas / Listed Buildings / Scheduled Monuments / Registered Parks and Gardens / Registered Battlefields / Protected Wreck Sites) and non-designated assets (such as non-designated parkland or locally listed non-designated heritage assets)¹² are considered in terms of the way the heritage assets affect the character of the landscape, and whether any changes to these assets or the way they are experienced (as a consequence of the development) would change this established character. Effects are therefore considered both in terms of any effects to the physical heritage assets themselves, and in terms of any effects on how they are experienced in the landscape (i.e., its setting - for example if views are screened or opened up / or if a designed vista is blocked by the proposals). In short, in landscape character terms we assess the way the assets contribute to landscape character and whether this is changed as a consequence of the proposed development.¹³

I.13 Land use / management

- I.13.1 In landscape character terms effects on land use are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are “what are the effects on the site itself”; and “what are the effects of this change on the wider setting”.

I.14 Landscape / settlement pattern

- I.14.1 In landscape character terms effects on landscape / settlement pattern are considered in terms of effects on the pattern of the landscape created by elements such as built-up areas, fields, heathlands, woodlands, copses etc. and boundary features including water courses, roads, rail lines, Public Rights of Way, hedgerows, shelter belts etc.

I.15 Character of settlement

- I.15.1 In landscape character terms effects on the character of settlement are considered in terms of their shape (e.g. linear, nucleated, dispersed, isolated etc.); and effects on their character (urban, suburban, rural etc.).

I.16 Character of buildings / built form

- I.16.1 In landscape character terms effects on the character of buildings and built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

I.17 Dark Skies

- I.17.1 In landscape character terms effects on dark skies are considered in terms of whether lighting is proposed,

whether this will integrate with existing lighting in the landscape surrounding a site, and whether this would have an effect on the darkness of night skies in the area.

I.18 Recreational access / movement

- I.18.1 In landscape character terms effects on recreational access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

I.19 Cultural associations

- I.19.1 In landscape character terms effects on cultural associations are considered in terms of whether there are any references to the landscape in well-known art, literature, poetry, TV / film and music; associated with science, other technical achievements or a notable historic event; or associated with a famous person or people (such as Constable’s view of Salisbury Cathedral or references to the “Secret Low Weald” in Rudyard Kipling’s Poem Puck’s Song), and the effects development would have on these characteristics.

Aesthetic and Perceptual Factors

I.20 Scale

- I.20.1 In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

I.21 Complexity

- I.21.1 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains few component elements).

I.22 Degree of enclosure / openness

- I.22.1 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

I.23 Tranquillity

- I.23.1 Tranquillity is considered in terms of both noise (aural tranquillity) and visual intrusion (visual tranquillity). In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a site.

I.24 Wildness

- I.24.1 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

¹² Some Local Planning Authorities compile lists of non-designated heritage assets. These are “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets” as defined in paragraph 039 of the Historic Environment section of the Government’s Planning Practice Guidance. The appearance of a non-designated asset on a local list does not give it statutory protection but it does identify that it is a valued asset and ensures that it is taken account of in the planning process.

¹³ Effects on the significance of the heritage assets themselves (including how their setting (defined in the NPPF as “the surroundings in which a heritage asset is experienced”) contributes to this significance) are considered by Heritage Consultants and fall outside the scope of this assessment.

I.25 Remoteness

- I.25.1 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

I.26 Sense of place

- I.26.1 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place distinctive. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.

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