

A REPORT FOR BASINGSTOKE AND DEANE BOROUGH COUNCIL LANDSCAPE CAPACITY STUDY 2010: SITE OPTIONS



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1. EXECUTIVE SUMMARY

1.1. Purpose of the study

This report has been produced to inform the evidence base for the Basingstoke and Deane Local Development Framework by assessing the relative capacity of the landscape to accommodate development at specific sites in Basingstoke and its surrounding villages. It follows a broader capacity study carried out by Basingstoke and Deane Borough Council in 2008 which examined the possible impacts of development upon areas immediately surrounding Basingstoke, Bramley and Tadley, without assessing specific sites. These were identified for possible development by the council's *Strategic Housing Land Availability Assessment* (2008).

The capacity of each site has been awarded by testing the results of each assessment against the following classifications:

Low capacity – The landscape character area could not accommodate areas of new development without a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Low/ Medium capacity – A minimal amount of development could be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium capacity - The landscape character area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Medium/ High capacity – The area is able to accommodate larger amounts of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

High capacity – Much of the area is able accommodate significant areas of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

1.2. Summary of methodology

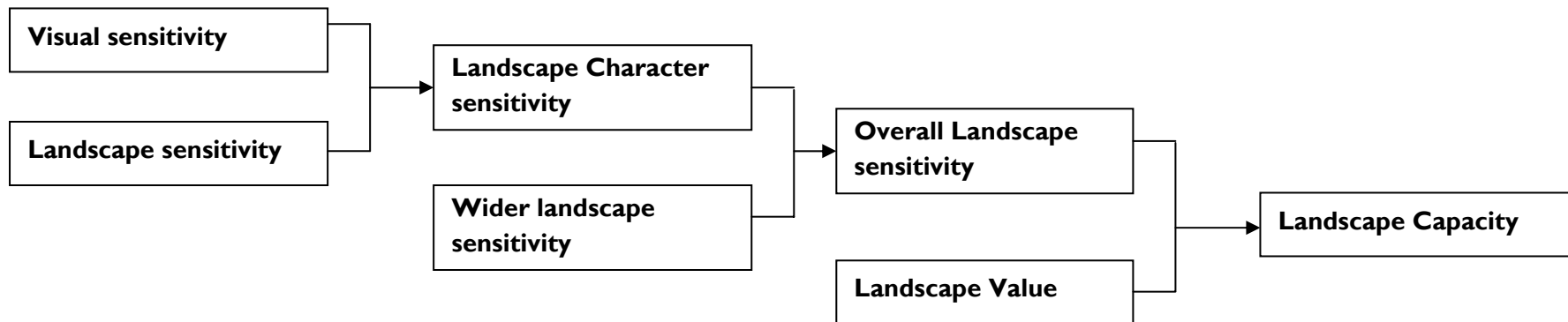
Capacity of the landscape can also be described as sensitivity to change. As in current best practice, sensitivity was assessed against a specific change, and for this study, a development scenario of 60% residential development, with 40% open space, based on a net density of 40 residential dwellings per hectare, with dwellings of two or three storeys was assumed for each site as a guide against which sensitivity has been assessed.

A combination of desktop studies and fieldwork were used to assess the sensitivity of each site individually and findings were recorded in standard forms, included in Appendix A to this report. The assessment criteria used were designed to employ a greater level of detail than the 2008 capacity study and included the following categories:

- | | |
|---------------------------------|--|
| Visual sensitivity | – the types of views, the nature of the viewers and the potential to mitigate visual impact; |
| Landscape sensitivity | – the natural physical factors, the cultural and built form aspects and the perceptual features; |
| Landscape character sensitivity | – a combination of visual sensitivity and landscape sensitivity; |
| Wider landscape sensitivity | – importance and contribution to the adjacent wider landscape and influence of settlement edge; |
| Overall sensitivity | – a combination of landscape character sensitivity and wider landscape sensitivity; |
| Landscape value | – designations and local associations, following guidelines set out by Landscape Institute literature. |

Each of the above was given scores ranging from low to high to indicate sensitivity or value, which were then combined using a series of matrices to give an overall capacity for each site. This process is summarised by the following flow diagram:

Summary of assessment process:



Once each site had been assessed individually an overall comparison was carried out to determine the capacity of all sites relative to one another. The assessment of each site is included within the main body of the report.

2. STRUCTURE OF THE STUDY

2.1. Landscape Capacity Study: Site Options (LCSSO)

The Landscape Capacity Study: Site Options comprises two sets of documents:

- A set of summary Reports covering each site option. In many cases the site option has been sub-divided into landscape character areas, and a separate Report prepared for each sub area;
- A set of Record Sheets of each site option (and those of the sub areas where they vary within the site). These record the intrinsic landscape and visual attributes; the relationship between the site and the settlement edge and the wider landscape; and evidence of landscape value. These Record sheets are included in Appendix A.

2.2. Record Sheets

The information set out in the Record sheets sets out an objective record of the attributes of each site on which a professional assessment of sensitivity and capacity can be made. This information is used to inform landscape and visual sensitivity, wider sensitivity and landscape value. A description of the Methodology is set out under Section 4.

3. INTRODUCTION

3.1. General

Basingstoke and Deane Borough Council appointed The Terra Firma Consultancy Limited in partnership with Kirkham Landscape Planning Limited to produce a *Landscape Capacity Study: Site Options (LCSSO)* to assess 29 green field sites around Basingstoke, Tadley, Overton, Whitchurch, Sherfield-on-Loddon and Bramley as identified in the council's *Strategic Housing Availability Assessment (SHLAA)* for their relative capacity for new housing development. The Terra Firma Consultancy team included Lionel Fanshawe, Alison Galbraith and Tom Jenner, with Bettina Kirkham of Kirkham Landscape Planning. The Study will provide an assessment to be used as evidence for the council's *Local Development Framework (LDF)*. The sites chosen for assessment were selected on the basis of their status within the SHLAA in March 2010 and at this stage were identified as being worthy of further consideration through the LDF. The distribution of the site options is identified in Figure 1.

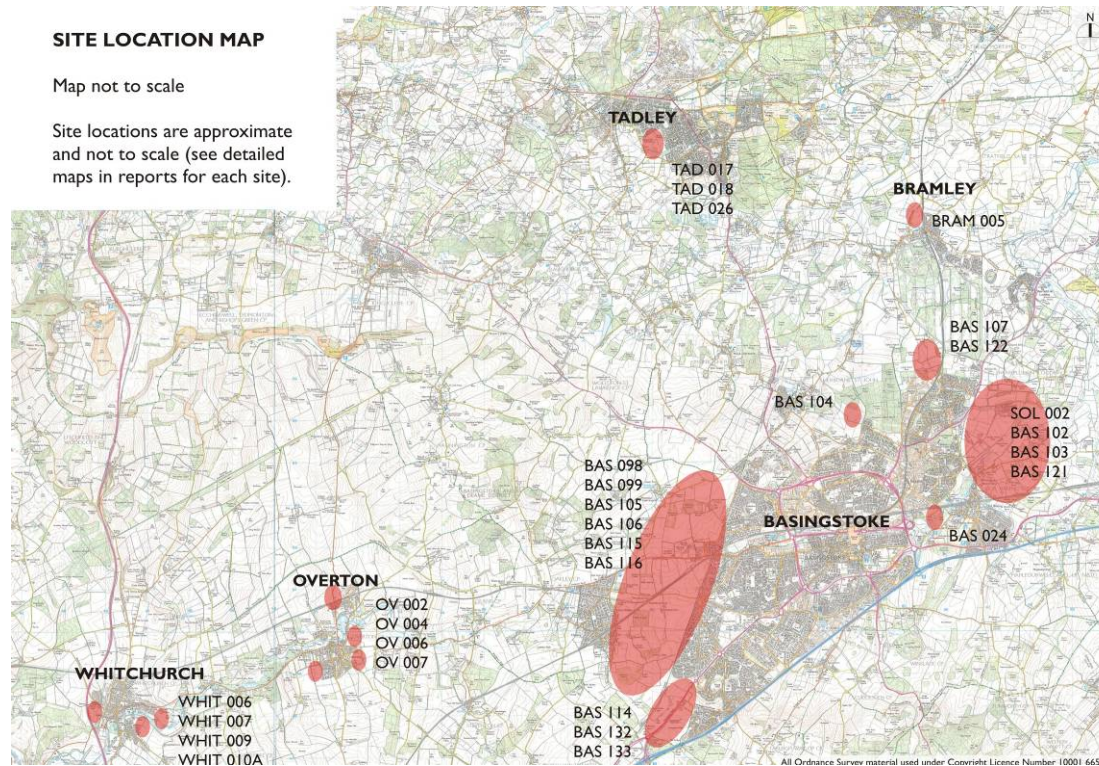


Figure 1 - Study area and site option locations

3.2. Previous studies and their relevance

- Basingstoke & Deane Landscape Assessment 2001;
- Basingstoke & Deane Countryside Design Summary 2002;
- Basingstoke & Deane Landscape Capacity Study 2008.

In May 2000 Landscape Design Associates, in association with Wessex Archaeology, were appointed to carry out a comprehensive integrated landscape assessment of the borough of Basingstoke and Deane on behalf of the council. This *Basingstoke and Deane Landscape Assessment (B&DLA)* was published in 2001 and subdivided the region into 20 landscape character areas, providing a broad understanding of the landscape resources of the borough and its key features.

Following the publication of the 2001 B&DLCA, the Basingstoke and Deane *Countryside Design Summary (CDS)* was produced by the council in 2002 and subsequently adopted in 2008 as part of the LDF, specifically as an appendix to the *Design and Sustainability Supplementary Planning Document (SPD)*. (The CDS amalgamated the B&DLA landscape character areas to form 6 Countryside Design Areas where landscape character areas having the same implications for the design of new buildings in the countryside were joined together.) The section on Design Implications for each Countryside Design Area is used in the SOLCS to inform the assessment of each strategic site and specific aspects recorded in the Record Sheet. This, in turn, is used to inform the conclusions set out in the Report for each strategic site.

A *Landscape Capacity Study (LCS 2008)* was then produced by the council in February 2008 to help inform decisions on the future extent and direction of development within the borough. The study examined the possible impacts of development on strategic areas immediately surrounding Basingstoke, Tadley and Bramley. However it did not examine sites located at Whitchurch or Overton. This study was presented to the LDF Members' Advisory Panel on the 28 July 2008. It also advised that further detailed work was necessary to inform the next stage in the development of the Basingstoke and Deane LDF. It is this next level of assessment that is addressed in this 2010 SOLCS.

The scope of the SOLCS includes strategic sites both within the character areas defined in the LCS 2008; and beyond the Basingstoke 2008 study area; and areas around Overton and Whitchurch. Where the strategic sites are covered by the 2008 study, the SOLCS identifies the attributes of landscape and visual sensitivity and landscape value identified in the 2008 study and records these on the Record Sheets. This helps to inform how representative the strategic site is of the wider 2008 character area. Where the strategic site was not included in the LCS 2008, the B&DLA landscape character areas have been used to identify those landscape and visual attributes of the wider area which can be found within the strategic site. Again this helps to inform how representative the strategic site is of the wider landscape character.

The 2008 study provides a detailed assessment of the landscape and visual sensitivity, landscape value and hence landscape capacity of LCS 2008 character areas. For a number of reasons, the results of the 2010 SOLCS differ from these conclusions:

1. The landscape and visual sensitivity, landscape value and landscape capacity of a particular site, or sub-area of the site, may not be typical of the 2008 landscape character area as a whole;
2. A slightly different methodology has been used to determine landscape and visual sensitivity, landscape value and landscape capacity, as explained in section 1.4 below, but the main principles of the 2008 methodology have been used;
3. With the benefit of more detailed site specific assessments, landscape and visual sensitivity, landscape value and landscape capacity can be more accurately defined;
4. The SOLCS does not consider the contribution that a strategic site might make to the separation of settlements; and
5. The assessment of 'landscape' sensitivity does not include 'landscape quality and condition' as defined under the 2008 study. This approach was entirely appropriate in assessing the overall landscape sensitivity of a character area which seeks to identify more generic characteristics but for the reasons set out below has not been adopted for the SOLCS.

Where the landscape capacity is judged to be different from the LCS 2008, an explanation is given in each Report.

3.3. Consideration of the role of sites in providing an area of open countryside between settlements

A *Landscape Capacity Study* (LCS 2008) included an assessment of the role played by each strategic area in contributing to the gap between settlements. The SOLCS does not undertake this exercise but many sites have an important part to play as a part of the wider landscape which defines the hinterland of the settlements; as well as providing an area of open countryside between two settlements and helping to define the separate identity of these settlements. This role is identified within the section on the *Relationship with the wider landscape/townscape* in the Appendix A Record Sheets; and under the assessment of *Wider Landscape Sensitivity; Key landscape planning factors; and Recommendations and comments* in the Site summaries in the Main Report.

3.4. Objectives

The SHLAA forms an important part of the Council's LDF evidence base and represents a technical assessment of potential housing land availability within the borough of Basingstoke and Deane. The SOLCS aims to provide a transparent, consistent, objective and robust assessment of landscape capacity of all sites identified within the SHLAA, to provide officers with evidence that will identify which sites or areas of sites could best accommodate development or change, without adverse landscape and visual impacts. The landscape capacity of each site has been assessed relative to the other 29 sites rather than against the most and least sensitive sites nationally. This format gives officers a more meaningful tool for assessing development proposals within the borough, and gives a clear indication which sites could best accommodate development, from a landscape perspective and which sites would be most sensitive to change. The attributes identified in the Record Sheets, and summarised within the individual Reports, also provide guidance on which landscape and visual attributes require special protection should some level of development be acceptable.

4. METHODOLOGY

4.1. Reporting units

The LCS 2008 identified local landscape character areas within the hinterland of Basingstoke, Tadley and Bramley. In the first instance the LCSSO field surveys confirmed that the 2008 local landscape character areas accurately reflected physical and visual changes of character within the landscape. As a result these local landscape character areas have been incorporated into the LCSSO.

Many of the site options lie wholly within one local landscape character area (LCA) and in these cases one Report has been produced for the whole of the site. However, elsewhere the site option is subdivided into the one or more local LCAs in which case the site area has been divided up into sub-areas (for example BAS103 is subdivided into 4 sub areas).

4.2. Basis of LCSSO methodology

The methodology and assessment criteria used for this assessment are detailed in section 4.3. Sources of data are identified in Appendix B of this Report. The key texts on which methodology is based are the Scottish Natural Heritage and The Countryside Agency's *Landscape Character Assessment (2002)* and subsequent *Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006)* as well as the Landscape Institute / IEMA *Guidelines for Landscape and Visual Impact Assessment (2002)* (GLVIA).

As in current best practice, sensitivity should be assessed against a specific change, and for this study, a development scenario of 60% residential development, with 40% open space, based on a density of 40 residential dwellings per hectare, with dwellings of two or three storeys has been assumed for each site as a guide against which sensitivity has been assessed.

Best practice guidance also recognises that a landscape with a high sensitivity does not automatically mean that landscape has a low capacity for change, but that 'capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change and the way that the landscape is valued' (*Topic Paper 6, 2006, p12*). This approach was adopted in the 2008 Study and a matrix used to determine landscape capacity from a combination of landscape sensitivity and landscape value. This approach has been carried through into the LCSSO. The 29 SHLAA sites have been assessed with the development scenario above in mind. Recommendations and comments have been added regarding the appropriate development of particular sites and to ensure raised awareness of potential unacceptable adverse effects on landscape character.





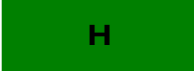
Proposals for any development would need to include appropriate, detailed and specialist input into siting, layout and design, and a full landscape and visual impact assessment should accompany a specific planning application relating to any site. Other studies including ecology, archaeology, arboriculture, traffic, soils may also be required to accompany specific proposals.

The LCS 2008 sets out the principles of landscape sensitivity and capacity assessment in its paragraphs 3.5 to 4.5. However for the LCSSO minor amendments have been made to the 2008 methodology as explained below. Details of the landscape and visual attributes for each site and an assessment of landscape and visual sensitivity (based on desk top studies and field surveys) are to be found on the Record Sheets. A summary of the landscape sensitivity, value and capacity for each site, or sub-areas of each site, follows in individual Reports.

4.3. Assessment process

The assessment methodology is a staged process. Landscape attributes, and visual attributes, are considered separately in accordance with the guidance in GLVIA. These attributes are used to identify the **intrinsic landscape and visual sensitivity** (Stages 1 and 2) of the site option, or its sub-areas, on a scale of 5 levels from low to high as set out under the Matrix 1 and 2 below. The landscape and visual sensitivity of the site option, or its sub-area, are then merged to identify the **landscape character sensitivity** (Stage 3) as set out under Matrix 3 below. The LCSSO then goes on to classify the **sensitivity of the site in its wider context** (Stage 4) into five categories. In Stage 5 the landscape character sensitivity is combined with the wider sensitivity as set out in Matrix 4 to identify the **overall landscape sensitivity** (Stage 5). The **landscape value** (Stage 6) of each site, or sub-area, is assessed separately on a scale of 5 levels as set out under Table 1 below. Finally the overall landscape character sensitivity is merged with the landscape value on a scale of 5 levels to give an assessment of **landscape capacity** (Stage 7) on a scale of 5 levels as set out under Matrix 5 below. This ‘bottom up’ process is tested against the five criteria for landscape capacity (Stage 7) based on professional judgement and an overall full understanding of the site options.

Assessment abbreviations and colour code:

 L	– Low Capacity	 M/L	– Medium / Low Capacity	 M	– Medium Capacity
 M/H	– Medium / High Capacity	 H	– High Capacity		

STAGE I: DETERMINATION OF VISUAL SENSITIVITY

This assessment is set out in the Record Sheets and Reports for each site option, or sub-division.

The assessment considers the types of **views**, the nature of the **viewers** and the **potential to mitigate** visual impact on the identified viewpoints. The more viewpoints, the more exposed the site, the greater the sensitivity of the viewers (based on GLVIA) and the greater difficulties in screen planting to mitigate the impact without harm to the landscape and visual attributes of the site, the higher the sensitivity. As a final test all 29 sites were revisited to assess the relative visual sensitivity of the sites and ensure that professional judgements have been consistent along the way. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the site option, or sub areas, are grouped as shown.

Matrix I: Visual sensitivity

General visibility	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Population	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Mitigation	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL VISUAL SENSITIVITY	3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High				

The following Table 1 is based on that prepared for the *Landscape Capacity Study* (LCS 2008), updated to cover all aspects considered under the SOLCS 2010 Study.

Table 1: Notes on Visual Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
General Visibility	Sequenced and exposed views toward site	Fleeting and limited views
	Most of site area visible	Little of site area visible
	Site is a key focus in available wider views	Site is an incidental part of wider views
	Site includes prominent and key landmarks	None present
	Important vistas or panoramas in/out of area	Unimportant or no vistas
	Prominent skyline	Not part of skyline
Population	Large extent or range of key sensitive receptors	Lack of sensitive receptors
	Large number of people see site	Few can see site
	Key view from a sensitive receptor	Views of site are unimportant
	Site is part of valued view	Site does not form a part of a valued view
	Site in key views to/across/out of town	Not part of setting of settlement view
Mitigation	Mitigation not very feasible	Mitigation possible
	Mitigation would interrupt key views	Would not obscure key views
	Mitigation would damage local character	Mitigation would not harm local character

STAGE 2: DETERMINATION OF LANDSCAPE SENSITIVITY

This assessment is set out in the Record Sheets and Reports for each site option or sub-division.

The assessment considers the **natural** physical factors which make up the landscape character of the site, the **cultural** and built form aspects and the **perceptual** features (as set out in Hampshire County Council's sensitivity work covering tranquillity, recreational attributes and aesthetic perceptions of enclosure and openness and landscape pattern). The greater the incidence of landscape interest and diversity, historically important features and cultural associations, and the greater the levels of access and perceptions of tranquillity and strong landscape pattern, the greater the sensitivity. As a final test all 29 sites were revisited to assess the relative landscape sensitivity of the sites and ensure that professional judgements have been consistent along the way. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the site option, or sub areas, are grouped as shown.

- N.B. Landscape quality and condition was considered at this stage in the LCS 2008. For the following reasons, the LCSSO takes a different approach:
1. The degree that each site option, or sub-area, is representative of the wider character area and is influenced by the adjoining settlement is assessed separately in Stage 4, as it is felt that this is an important factor in its own right. (For example an area which has intrinsically low landscape sensitivity may be an important part of a wider landscape, and the whole be damaged through the loss of the part covered by the site option.)
 2. It was not possible within the time frame and terms of the brief to identify with sufficient accuracy at site level, how well the landscape character of each site option has survived intact over a period of time. Evidence of changes in the landscape over time and the survival of historic features would be a prerequisite of any future EIA.
 3. The LCSSO recognises the significance of the condition of the landscape in determining the sensitivity to development. However poor landscape management is often used as an excuse or means to down grade the sensitivity of a landscape, especially within the urban hinterland where the hope of Greenfield development is much higher. For this reason the landscape condition is recorded under the attributes where relevant (for example 'gappy hedgerows') but does not specifically contribute to the landscape sensitivity assessment.

Matrix 2: Landscape sensitivity

Natural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Cultural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Perceptual features	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL LANDSCAPE SENSITIVITY	3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High				

Table 2 is based on that prepared for the A *Landscape Capacity Study* (LCS 2008), updated to cover all aspects considered under the SOLCS 2010 Study.

Table 2: Notes on Landscape Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
Natural	Native woodland	Plantation
	Significant tree/groups	Insignificant/young trees
	Strong hedgerow structure with hedgerow trees	Weak structure and no trees
	Species rich grassland	Arable field
	Significant water feature(s)	No water feature(s)
	Varied landform and distinctive feature of the area	Uniform landform and lack of topographical features
	Pronounced Geology	Lack of geological features
	Soils significantly contribute to landscape features	Soils are not an important feature
	Complex and vulnerable landcover	Simple robust landcover
	Presence of other significant vegetation cover	Absence of other significant vegetation
	Presence of valued wildlife habitats	Absence of valued wildlife habitats
	Significant wetland habitats and meadows	Poor water logged areas
	Presence of common land	No common land
	Presence of good heathland	Lost heathland
Cultural	Distinctive good quality boundary features	Generic or poor boundary features
	Evidence of surviving part of an historic landscape	No evidence
	Complex historic landscape pattern with good time depth	Simple modern landscape
	Evidence of historic park	No evidence
	Important to setting or in a Conservation Area	No relationship
	Includes a Scheduled Ancient Monument or Important to setting	No relationship
	Locally distinctive built form and pattern	Generic built form
	Important to setting of a Listed building	No relationship
	Distinctive strong settlement pattern	Generic or eroded pattern
	Locally significant private gardens	Poorly maintained gardens erode the character
	Evidence of visible social cultural associations	Lack of social cultural associations

Perceptual	Quiet area	Noisy area
	Absence of intrusive elements	Intrusive elements present
	Dark skies	High levels of light pollution
	Open exposed landscape	Enclosed visually contained landscape
	Unified landscape with strong landscape pattern	Fragmented/'bitty' or featureless landscape
	Well used area or appreciated by the public	Inaccessible by public
	Important rights of way	None present
	Well used and valued open air recreational facilities	None present
	Open access land	None present

STAGE 3: DETERMINATION OF LANDSCAPE CHARACTER SENSITIVITY

The landscape sensitivity and visual sensitivity are combined, as shown in Matrix 3, to give the **landscape character sensitivity**. The results of the assessment are set out in the Reports for each site option or sub-division.

Matrix 3: Landscape character sensitivity

VISUAL SENSITIVITY	High	M	M/H	M/H	H	H
	Med/High	M/L	M	M/H	M/H	H
	Medium	M/L	M/L	M	M/H	M/H
	Med/Low	L	M/L	M/L	M	M/H
	Low	L	L	M/L	M/L	M
		Low	Med/Low	Medium	Med/High	High
LANDSCAPE SENSITIVITY						

STAGE 4: DETERMINATION OF WIDER SENSITIVITY – THE CONTRIBUTION OF THE STRATEGIC SITE TO THE WIDER LANDSCAPE AND SETTLEMENT EDGE PATTERN

Stages 1 to 3 have led to a comprehensive assessment of the intrinsic landscape sensitivity of the individual site options. However the sensitivity of each site to development is also affected by its importance, and contribution, to the adjacent wider rural landscape and the influence of, and pattern of uses within, the settlement edge. The relative wider sensitivity of each site option is assessed as follows:

Low wider sensitivity – The site is heavily influenced by the built form of the adjacent urban settlement and not an important part of the adjacent wider landscape

Medium/Low wider sensitivity – The site is heavily influenced by urban fringe uses and has views of the some parts of the adjacent urban settlement but shares some of the characteristics of the adjacent wider landscape

Medium wider sensitivity – The site is partly influenced by urban fringe uses but shares many of the characteristics of the wider landscape, with good physical and visual links to the wider landscape

Medium/High wider sensitivity – The site has strong physical and visual links to the wider landscape and these outweigh any minor impacts from the adjacent urban settlement

High wider sensitivity – The site is an important part of the wider landscape with which it has strong visual and landscape links. The nearby settlement has little impact on the site.

The results of the assessment are set out in the Reports for each site option or sub-division.

STAGE 5: DETERMINATION OF OVERALL LANDSCAPE SENSITIVITY

The **overall landscape sensitivity** is determined by combining the landscape character sensitivity with the wider sensitivity as shown in Matrix 4. The results of the assessment are set out in the Report Sheets for each site option or sub-division.

Matrix 4: Overall landscape sensitivity

LANDSCAPE CHARACTER SENSITIVITY	High	H	H	M/H	M/H	M
	Med/High	H	M/H	M/H	M	M/L
	Medium	M/H	M/H	M	M/L	M/L
	Med/Low	M/H	M	M	M/L	M/L
	Low	M	M	M/L	M/L	L
		High	Med/High	Medium	Med/Low	Low
WIDER SENSITIVITY						

STAGE 6: DETERMINATION OF LANDSCAPE VALUE

The LCSSO takes a slightly different approach to the determination of landscape value from that used to determine the landscape value of the local landscape character areas in the LCS 2008 Study. The model for this more detailed site specific work follows that set out in the GLVIA 2002.

Table 1 - LANDSCAPE VALUE CRITERIA

Value	Typical criteria	Typical scale	Typical examples
High	High importance (or quality) and rarity. No or limited potential for substitution	International National	World Heritage Site National Park/ AONB SSSI EH Register of Parks and Gardens Grade I and II* listed buildings and their settings National recreational route or area e.g. Thames Path/Open Access
Medium/high	High importance (or quality) and rarity. Limited potential for substitution	National Regional Local	National Park/AONB AGLV/other local landscape designation Landscape value identified in SPD SINC/Conservation Areas Grade II listed buildings and their setting Local Wildlife sites Regional recreational route/area e.g. Wayfarer's Route/Country Park
Medium	Medium importance (or quality) and rarity. Limited potential for substitution	Regional Local	Undesignated but value expressed through publications, VDS Local buildings of historic interest and their settings Local recreational facilities of landscape value
Medium/low	Low importance (or quality) or rarity	Local	Site has some value (redeeming feature/benefit to the community)
Low	Low importance (or quality) or rarity	Local	Area of little value and identified for improvement

Designations: The location of the site within a designated area, or the presence of a designated area within the site, is an important measure of the value society gives to the landscape of the site. These include landscape, historic and ecological designations and recreational routes at a national/international level, regional or district level, or at the local level.

Local Associations: These are included as far as possible using available data. In addition to the more formal designations above, sites may sometimes have special scenic value, associations or meanings to the local community and therefore make a contribution to the value of the local landscape. This has been assessed through a review of the Village Design Statements and other evidence of community value.

The following were also considered under landscape value in the LCS 2008 Study:

Perceptual Aspects: These have been included under the analysis of landscape sensitivity (LCSSO Stage 2) as far as possible in an objective way. Scenic beauty is covered under landscape designations and under local associations.

Settlement edge: This has been included under wider sensitivity (LCSSO Stage 4). An assessment of the local landscape contribution to the separation of settlements (as part of the strategic gap policy) does not form a part of the LCSSO.

STAGE 7: DETERMINATION OF LANDSCAPE CAPACITY

Landscape capacity is the ability, or otherwise, of the site options to accommodate a certain amount of development. The landscape capacity is determined by combining the overall landscape sensitivity with the landscape value as shown in Matrix 5. The results of the assessment are set out in the Report Sheets for each site option or sub-division.

Matrix 5 LANDSCAPE CAPACITY

OVERALL LANDSCAPE SENSITIVITY	High	M	M/L	L	L	L
	Med/High	M/H	M	M/L	L	L
	Medium	H	M/H	M	M/L	L
	Med/Low	H	H	M/H	M	M/L
	Low	H	H	H	M/H	M
		Low	Med/Low	Medium	Med/High	High
		LANDSCAPE VALUE				

The results from the matrix are subsequently tested against the following classifications for each level of landscape capacity, building on the LCS 2008 and similar classification used by the authors of this Report for other SHLAA landscape capacity studies.

Low capacity – The landscape character area could not accommodate areas of new development without a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Low/ Medium capacity – A minimal amount of development can be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium capacity - The landscape character area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Medium/ High capacity – The area is able to accommodate larger amounts of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

High capacity – Much of the area is able accommodate significant areas of development, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

5. STUDY CONSTRAINTS

1. Site photographs included in this study are representative of key views of the site. Views from private houses are noted where obvious, but have not been investigated. The accessibility and visibility of the site options varies, with some having open boundaries and public rights of way across them, and others having no public accessibility and limited visibility from outside. Where no public access is available, sites have not been entered, but have been assessed by use of adjacent publicly accessible areas. Views from the surrounding countryside or urban areas have been assessed by noting intervisibility from within or adjacent to the site, but the LCSSO does not include an assessment of the potential zone of visual influence of any development on each site.
2. Study fieldwork was undertaken in April and May 2010, with leaf growth well underway. Where visibility is likely to increase during winter months, note has been made.
3. Time limitations have meant that no public consultation have taken place regarding landscape value.
4. The LCSSO examines the relative capacity of Greenfield sites in the study area. The study does not compare the suitability of any of the sites against 'brownfield sites'.

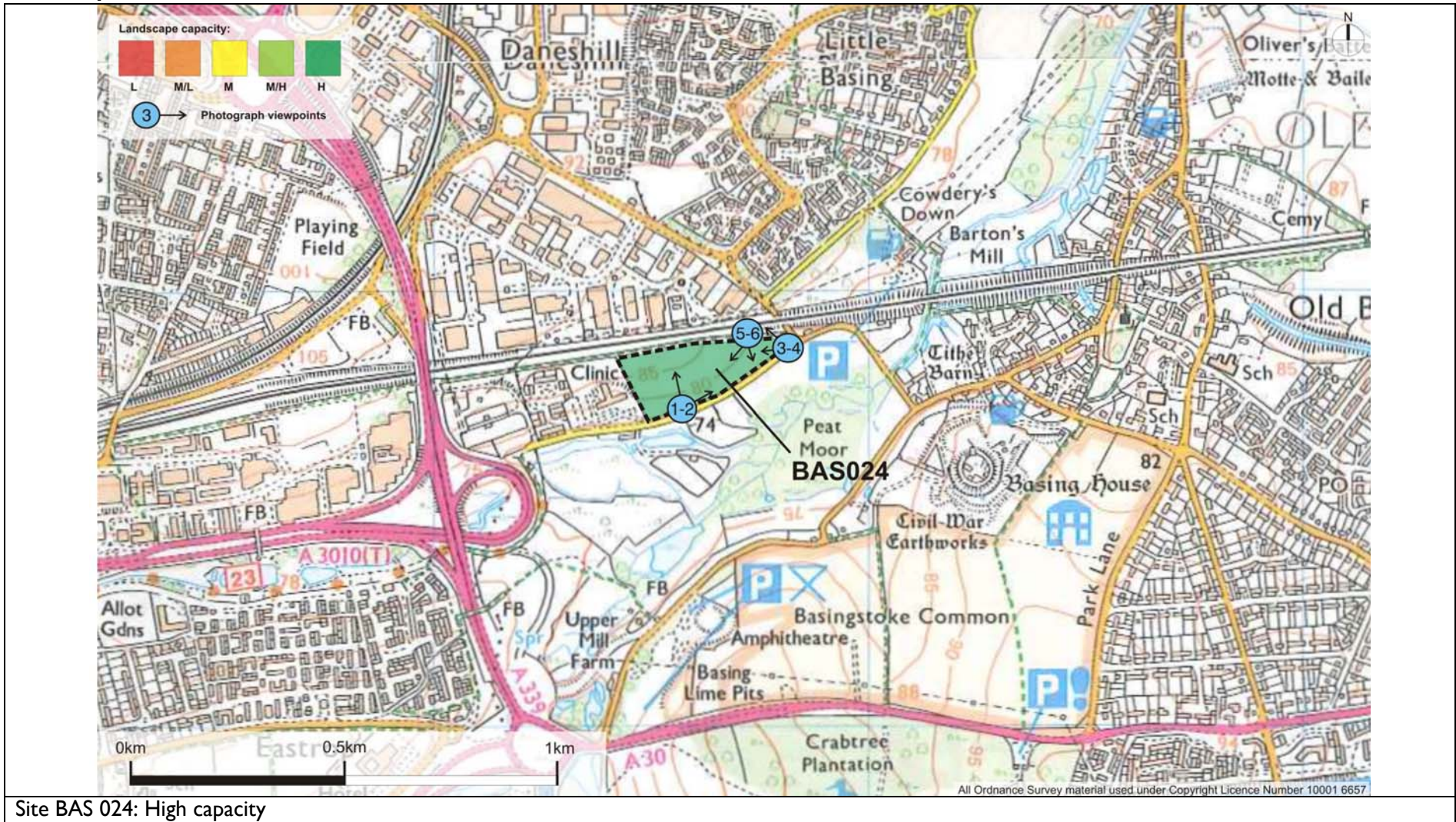
6. SITE REPORTS

6.1. Basingstoke – BAS 024, BAS 098, BAS 102, BAS 103, BAS 104, BAS 114, BAS 121, BAS 122, BAS 132, BAS 133

SITE BAS 024	25
SITE BAS 098	29
SITE BAS 102	55
SITE BAS 103	71
SITE BAS 104	81
SITE BAS 107	87
SITE BAS 114	91
SITE BAS 121	95
SITE BAS 122	103
SITE BAS 132	107
SITE BAS 133	111

SITE BAS 024

Site map:



Site BAS 024: High capacity

Site description:

BAS 024 is a small triangle of land lying within an area of open land either side of the River Loddon between Basingstoke and Old Basing. It sits on gently falling land which slopes southwards to the valley floor and Basing Fen. The northern boundary is bounded by the railway line and the southern by a local access road. The western boundary is defined by a belt of trees separating the site from The Hampshire Clinic.

Key landscape planning factors:

The site is heavily influenced by the surrounding urban area and has a very different landscape character to the Loddon valley to the south. However there are long distance views from the site into open countryside and the site forms part of the setting to the Loddon valley.

The site is not in an area designated for its landscape value but is part of the area identified as important in providing physical separation between Basingstoke and Old Basing. The site lies in the local landscape character area BA 16 River Loddon/Basing Fen of the 2008 Study which identifies the area as having a low landscape capacity, with the exception of this site.

Photographs:

Photo 1: View north from south-west corner of site. Railway fencing visible over brow of slope, industrial units beyond. Railway structure visible on right of pylon.



Photo 2: View east from south-west corner of site. Railway visible on left. Basing Road visible on right. Views out of site to east restricted by vegetation.



Photo 3: View west from eastern corner of site. AA building visible on right beyond trees. Views out of site to west restricted by vegetation.



Photo 4: View north-west from eastern corner of site. Railway embankment and associated fencing visible throughout. Industrial unit visible on left.



Photo 5: View south from footpath to north of site. Woodland surrounding River Loddon restricts views to south.



Photo 6: View south-west from footpath to north of site. Long views possible through trees.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/Low Visual Sensitivity:**
 - Site is visible from the local road and a public footpath;
 - Path and the site appear well used;
 - Good opportunities to mitigate the visual impact of development on the valley landscape.

2. **Medium/Low Landscape Sensitivity:**
 - Site is a simple open area of rough grassland of little landscape interest;
 - No evidence of any cultural associations;
 - Any localised tranquillity is eroded by passing trains and the surrounding urban background noise and visual intrusion.

3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**

4. **Low Wider Landscape Sensitivity:**
 - The site has little in common with the landscape character of the Loddon valley;
 - The site is also heavily influenced by the adjoining urban area.

5. **Overall Landscape Sensitivity: Medium/Low (combines 3 and 4)**

6. **Medium/Low Landscape Value**
 - No designations;
 - Forms an open part of the setting of the river Loddon valley landscape corridor;
 - Locally valued for exercise and recreation.

7. **Landscape Capacity: High (combines 5 and 6)**

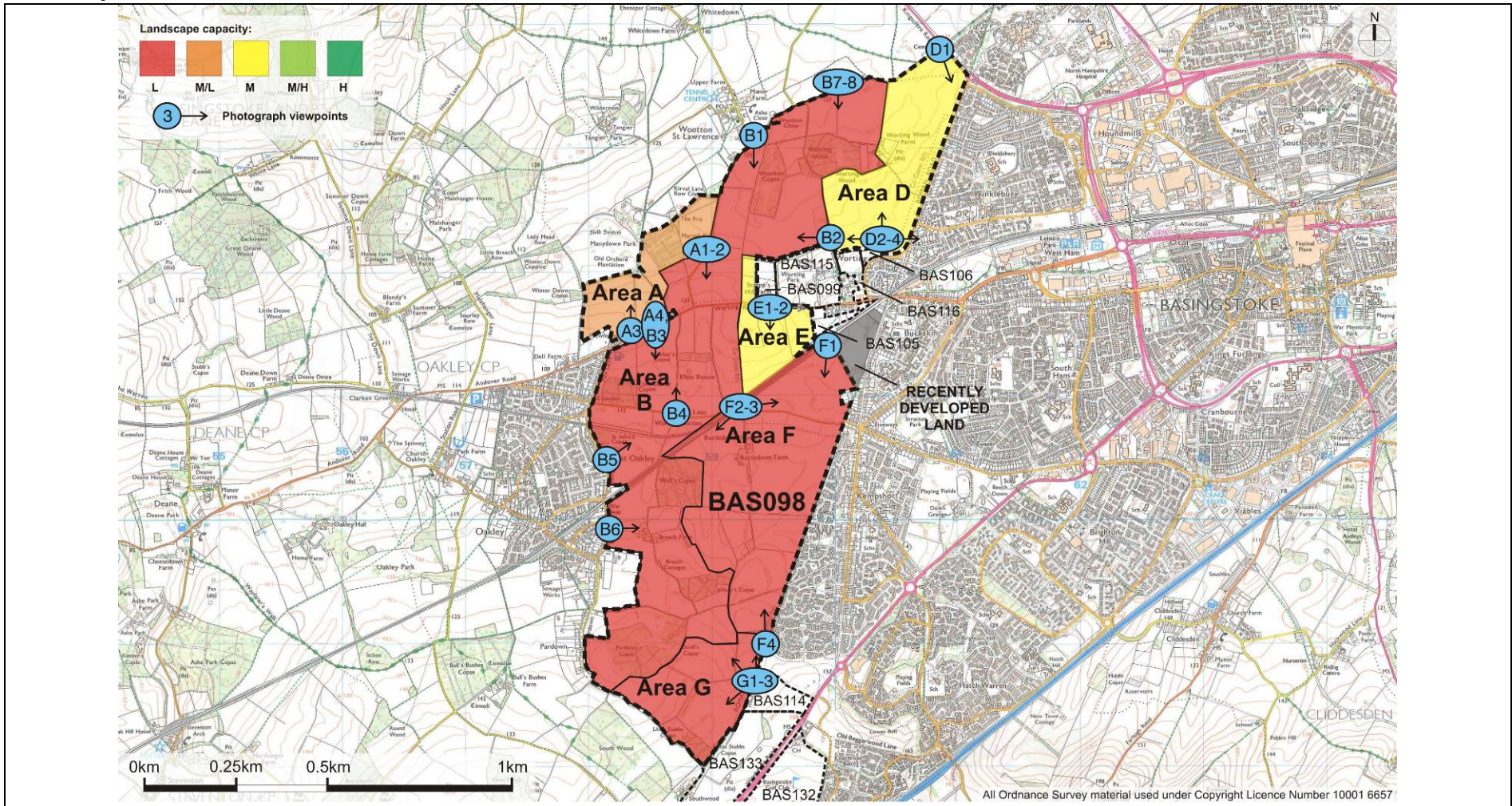
RECOMMENDATIONS AND COMMENTS:

As recognised in the 2008 Study, this site is not typical of the Loddon valley gap between Basingstoke and Old Basing and has a much higher landscape capacity than the other parts of the Loddon valley in this area.

Development would not be out of keeping with the adjacent Basingstoke but it is recommended that care be taken to avoid and mitigate any adverse impact on the river valley landscape. The existing tree cover along the western boundary should be retained and protected. An opportunity should be sought through the design and layout to retain a long view to the open countryside from the existing footpath.

SITE BAS 098

Site map:



Site BAS 098: Area A – Medium/Low capacity; Area B – Low capacity; Area C – OMITTED; Area D – Medium capacity; Area E – Medium capacity; Area F – Low capacity; Area G – Low capacity

Site description:

BAS 098 is an expansive rural landscape comprising numerous copses, trees belts, hedgerows and several farmsteads (part of the Manydown Estate) surrounded by fields under arable use. Basingstoke forms the eastern boundary of the site, whilst part of the western boundary is formed by Oakley. Open countryside lies to the north. Topography varies across the site but broadly forms a shallow valley following Pack Lane west to east through the centre of the area, rising to the north and south. The railway bisects the site, running from south-west to north-east through the centre of the valley and crossing Pack Lane. Four Scheduled Ancient Monuments (SAMs) are located within the boundaries of the site, found in Areas B, D and F.

Key landscape planning factors:

Basingstoke has a very strong linear western edge, which follows the course of the Roman Road and has been only been broken by development adjacent to Worting on both sides of the railway, very recently in the case of the southern side. This has begun to surround the isolated cluster of development around the church at Worting, which was previously separated from the larger Basingstoke. Areas B, E, F and the south part of A contribute to defining the separate characters of Basingstoke / Worting and Oakley.

Oakley also has a strong boundary, although more wavy in form. The site forms a strong buffer between the two settlements, as well as a link to the open countryside found to the north and south-west, with which it shares many characteristics.

The site encompasses several local landscape character areas of the 2008 Study with different levels of capacity. These are:

- BA22 North East Dummer Farmland and Woodland, Low capacity (Area G);
- BA23 West Kempshott Open Arable, Medium/Low capacity (Area F);
- BA24 Enclosed Worting Mixed Farmland, Low capacity (Area E);
- BA25 Worting to Rooksdown Open Arable Farmland, Medium capacity (Area D).

In addition, the northern section of the site (part of Areas B, D and E) surrounds the Worting Conservation Area.

AREA A: HANNINGTON DOWN

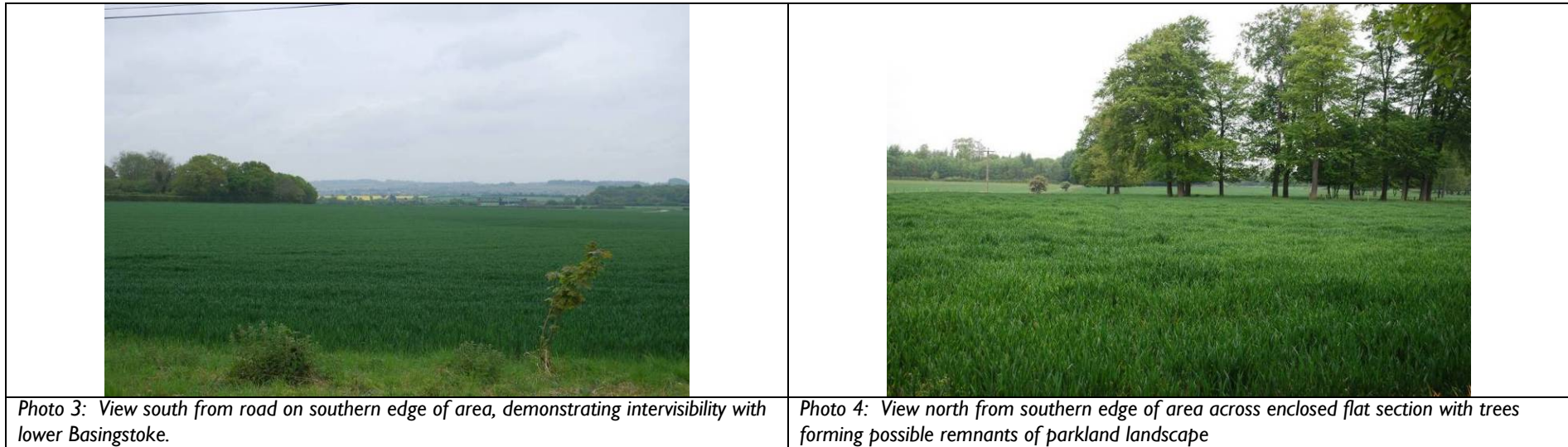
Area A covers a small section of the western edge of the site, extending up the slope to the north away from the Worting Road and bounded to the east by a country lane leading to Wootton St. Lawrence. It is a partially open rural landscape, as views to the north are restricted by the rising land and tree cover. The area has good intervisibility with Area B to the south and other sites such as BAS 099 and BAS 114. This part of the site was not included in the 2008 Capacity Study.

Photographs:

Photo 1: View approximately south from eastern edge of area, demonstrating intervisibility from high ground with lower Basingstoke and other areas of Site BAS 098, as well as site BAS 114 in distance. Site BAS 099 also visible out of shot, to left.



Photo 2: View north from eastern edge of area. Long views glimpsed through trees but generally screened by the existing vegetation.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium Visual Sensitivity:

- Long panoramic views out to south and south east, extending to Kempshott and beyond, some visual intrusion from urban fringe in distance;
- Strong views in from surrounding area;
- Most receptors are moderate sensitivity, some high sensitivity;
- Some opportunity for mitigation by enhancing existing vegetation structure, at risk of closing off some longer views.

2. Medium Landscape Sensitivity:

- Possible remnants of Parkland landscape;
- PRow crosses the area;
- Site relates well to wider countryside, particularly in northern section of area.

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Medium Wider Landscape Sensitivity:

- Railway bridge in Area B clearly visible;

- Some contribution made by private gardens of houses along Worting Road;
- Lower Basingstoke visible from site.

5. **Overall Landscape Sensitivity:** Medium (combines 3 and 4)

6. **High Landscape Value**

- SINC within Marvel Row Copse;
- Visually part of the wider countryside setting.

7. **Landscape Capacity:** Medium/Low (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA A):

Development could be accommodated within parts of this landscape, which is deemed to have a medium/low landscape capacity. However, this would disrupt the existing settlement pattern and boundary, extending it north of the Worting Road and new development would need to reflect the existing linear pattern. Although physical links with Basingstoke are strong, good visual separation currently exists between Basingstoke's edge and the south-west section of the area, which prevents impact upon its more rural character. The upper slopes to the north-west have more intervisibility with the surrounding area and would be less suited to development.

If development were to take place within this area, it should be restricted to the lower section to the south-west, which is largely sheltered from longer views and would merge with the existing linear development along the Worting Road to the north-east of Oakley. This would also avoid the SINC located within Marvel Row Copse. However, the south part of the area is important in providing a setting for Oakley and a separation between Oakley and Worting and this would need to be recognised. The design and layout would need to minimise impact upon the wider area, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as necessary. A high standard in all aspects of design would be essential.

AREA B: OAKLEY / STEVENTON DOWN

Area B covers 40-50% of the site and extends southwards from east of Wootton St. Lawrence to the lower edge of Oakley, hugging the eastern boundary of the latter settlement. It has a strong rural character and views across the area are disrupted by numerous copses and undulating topography. Whilst this largely screens any visual intrusion the busy roads and railway can be heard throughout much of the area, although the northern and southern extents retain a more tranquil feel. Intervisibility with other areas and sites is largely restricted, although open views are possible from higher ground near Area A. This part of the site was not included in the 2008 Capacity Study.

Photographs:



Photo 1: View south from the edge of Wootton St. Lawrence at the western edge of area. No views across valley due to topography. Wootton Copse visible on left.



Photo 2: View west from the north-east corner of site BAS 115, boundary visible on left. Northern boundary of site BAS 099 visible on left in distance. Wootton Copse seen middle/right in distance.



Photo 3: View south from edge of Area A. Lower Basingstoke visible on far left in distance. Well's Copse visible on left/middle with railway in front.



Photo 4: View north from PRow crossing Pack Lane, just west of railway bridge. Edge of East Oakley clearly visible on left.



Photo 5: View north-east from St. John's Road on the eastern edge of East Oakley between converging railway lines. Buildings of Basingstoke visible on right in distance.



Photo 6: View east from end of track leading to Breach Farm. Land beyond hidden by vegetation.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

- 1. Medium/High Visual Sensitivity:**
 - Some long views, many closed off by topography and tree cover;
 - High number of sensitive receptors;
 - Some opportunity for mitigation by enhancing existing vegetation structure, at risk of closing off some longer views.
- 2. Medium Landscape Sensitivity:**
 - Variable senses of tranquillity, openness and intimacy;
 - Footpaths throughout area;
 - Partly bounds Worting Conservation Area.
- 3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)**
- 4. Medium Wider Landscape Sensitivity:**
 - Some visual intrusion from urban fringe

- Railway bridge is a landmark feature
- Rural buffer between Basingstoke & Oakley, linked to wider countryside setting
- Significant contribution by trees in gardens of Wooton St Lawrence to north part

5. **Overall Landscape Sensitivity:** Medium/High (combines 3 and 4)

6. **High Landscape Value**

- Several SINCs, a Scheduled Ancient Monument and Ancient Woodland within area;
- Grade II Listed building present at Breach Farm.

7. **Landscape Capacity:** Low (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA B):

Development could not be readily accommodated within the majority of this area due to the rural character and strong links with open countryside to the north and south west and the role of defining the east edge of Oakley and the separation between Oakley and Basingstoke. However, parts of the extensive landscape close to the existing built form may offer opportunities for well considered pockets of settlement growth. SINCs and valuable wildlife habitats such as extended hedgerows and beetle banks are scattered across the area and should be considered, as should the White Barrow SAM. North of Worting Road and south of the railway line the area has a strong rural character generally unsuited to development.

If development were to take place within this area it should be restricted to the lower ground towards the centre, generally between Worting Road and Pack Lane, where urban influences are more apparent than in other parts of the area and development would be more sheltered from the wider countryside. The design and layout of any built form would need to minimise impact upon the wider area, limiting visual intrusion by strategic planting to enhance existing screening between settlements. It is also important to retain a soft edge to these adjacent urban edges. A high standard in all aspects of design is essential.

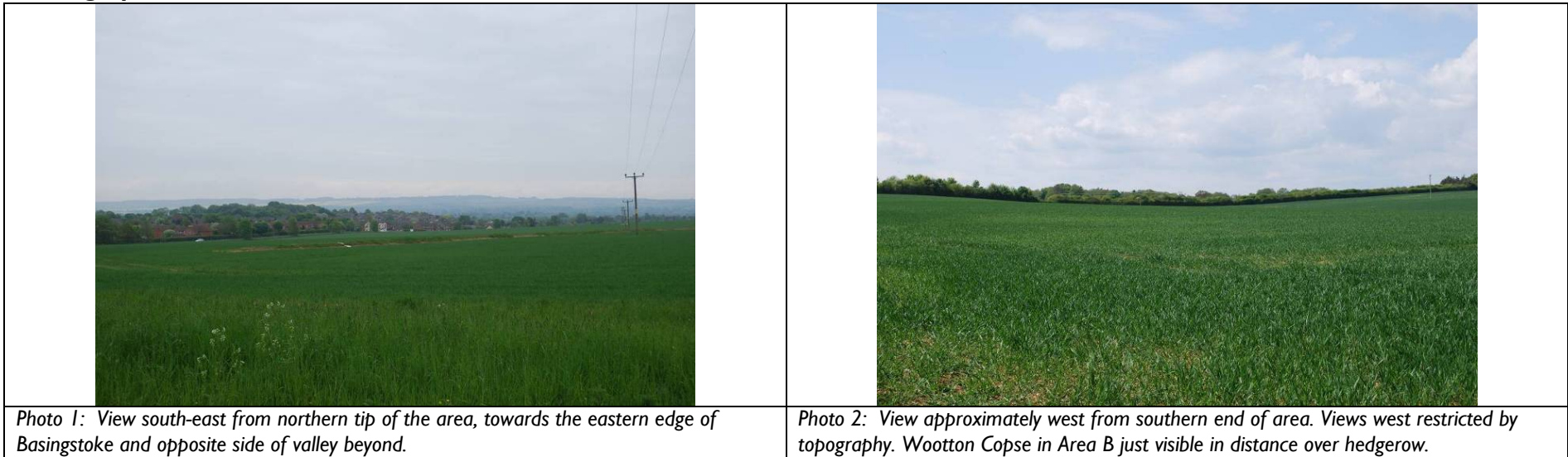
AREA C: BASINGSTOKE DOWN (OMITTED)

Basingstoke Down omitted in revised version November 2010 as the areas formerly included as C were split by Area B and BAS115 and BAS099 and were more related to Area B.

AREA D: WORTING TO ROOKSWOOD OPEN ARABLE FARMLAND

Area D is an open area of arable farmland on the western edge of Basingstoke, rolling down towards the town from north-west to south-east. Its boundaries are formed by tree belts and Worting Wood to the west, hedgerow to the north and sites BAS 106 and 116 to the south. To the east lies Roman Road and Basingstoke. Long views towards the east and south, over the town to the hills beyond, are possible from the higher ground, whilst restricted to the west and north by vegetation and topography. This area lies within the local landscape character area BA25 Worting to Rooksdown Open Arable Farmland of the 2008 Study which identifies the area as having a medium capacity for development.

Photographs:





Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Exposed landscape with long distance panoramic views of surrounding area;
- High number of receptors of mixed sensitivity;
- Site forms part of the skyline for eastern edge of Basingstoke;
- Some opportunity for mitigation by enhancing existing vegetation structure, at risk of closing off some longer views.

2. Low Landscape Sensitivity:

- High noise levels from busy adjacent roads and nearby train;
- PRow crosses site;
- Site partially bounds Worting Conservation Area.

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

4. Low Wider Landscape Sensitivity:

- Large area of Basingstoke visible from site;
- Site part of, but largely separated from, surrounding countryside;
- Gardens to east contribute to landscape.

5. **Overall Landscape Sensitivity:** Medium/Low (combines 3 and 4)

6. **Medium/High Landscape Value**

- Two Scheduled Ancient Monuments on site.

7. **Landscape Capacity:** Medium (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA D):

Development could be accommodated within this landscape, which is deemed to have a medium landscape capacity consistent with the local landscape character area BA25 as outlined in the 2008 Study. Good visual separation generally exists between the area and the countryside to the west and north, although the high ground on the northern part of the site is more exposed to these aspects.

Consideration should be given to the long views in from the south and east over Basingstoke, as well as to the two SAMs located within the area and the adjacent SINC within Worthing Wood.

Development on the site would not be out of keeping with recent settlement expansion, close to the existing built form, providing it limits visual intrusion on the wider landscape to the north and west where applicable. A high standard in all aspects of design is essential.

AREA E: ENCLOSED WORTING MIXED FARMLAND

Area E is a medium size open area of farmland situated on a local peak in the topography of the site, mainly within a plot between Worting Road and north of the railway, just west of site BAS 105. A small strip of land within this area also extends northwards of Worting Road adjacent to site BAS 099. The elevation of this site makes it visible from the surrounding areas and nearby sites, as any hedgerows or trees around the site cannot effectively screen the high ground. This area lies within the local landscape character area BA24 Enclosed Worting Mixed Farmland of the 2008 Study which identifies the area as having a low capacity for development.

Photographs:



Photo 1: View approximately east along Worting Road from northern edge of Area E. Views in from road largely obscured by hedgerow.



Photo 2: View south from northern edge of Area E. Glimpsed views in possible due to gaps in hedge.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Exposed piece of land with views in from wider area; (north section) – south section more enclosed.
- Long panoramic views out to south and south-east, (north section) some enclosure to north boundary;
- Low to moderate level and sensitivity of receptors;
- Some opportunities for mitigation without closing off long views, and skyline of knoll (south section).

2. Medium/Low Landscape Sensitivity:

- High noise levels from busy road and railway;
- Strong hedgerows with associated ecological records;
- No PRoW on site;
- Few landscape features of interest – slope and knoll.

3. **Landscape Character Sensitivity: Medium** (combines 1 and 2)

4. **Medium/High Wider Landscape Sensitivity:**

- Part of scenic open countryside and setting for Worthing Conservation Area;
- Links with open countryside to north and east;
- Site can form part of skyline from lower lying and surrounding areas, including western edge of Basingstoke;
- Audible disruption from busy road and railway.

5. **Overall Landscape Sensitivity: Medium/High** (combines 3 and 4)

6. **Medium/Low Landscape Value**

- No designations;
- Some local value.

7. **Landscape Capacity: Medium** (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA E):

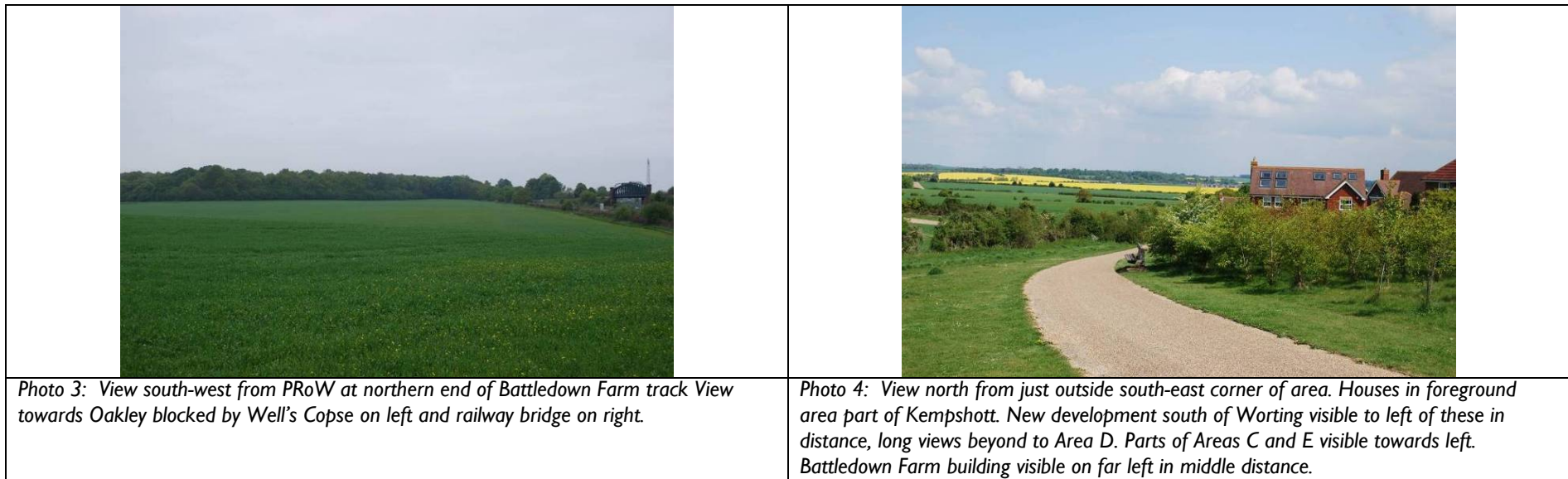
Development could be accommodated within part of this landscape, which is deemed to have a medium landscape capacity contrary to the local landscape character area BA25 as outlined in the 2008 Study, due largely to the influence of the urban fringe. However, if development were to take place within this area it should avoid the slope to the north side of Worthing Road, where urban influences are less apparent than to the south and where the links to the countryside are stronger, with views generally more open. Development would also need to avoid the local 'knoll' south of Worthing Road, and these landform constraints should be respected in order to minimise impact upon the wider area, limiting visual intrusion in views from the wider landscape. Development within the area should also respect the role the area plays in separating the settlements of Worthing and Oakley. Careful and sensitive site planning as well as a high standard in all aspects of design would be essential, and any development would need to be sympathetic to the adjacent Worthing Conservation Area, for which this area provides part of the setting.

AREA F: WEST KEMPSHOTT OPEN ARABLE

Area F is an open area of rolling arable farmland with minimal tree cover and crossed by hedgerows of varying quality and intactness. A single farmstead is the only settlement within the area although the linear western edge of Basingstoke, following the course of the Roman Road, forms the eastern boundary. Strong, well managed hedgerows and mature trees exist along this boundary. Beyond Area B to the west lies Oakley, although this is largely screened by woodland. The railway bridge within this area is a strong landmark feature. This area lies within the local landscape character area BA23 West Kempshott Open Arable of the 2008 Study which identifies the area as having a medium/low capacity for development.

Photographs:





Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Exposed piece of land with views in from wider area and transport links;
- Long panoramic views out to south and south-east some enclosure to north by topography;
- Moderate level of receptors, many of these high sensitivity;
- Some opportunity for mitigation planting within existing vegetation, at risk of closing off long views.

2. Medium Landscape Sensitivity:

- Generally quite tranquil, interrupted by high noise levels from railway to north;
- Gappy hedgerows with associated ecological records;
- PRoW at north and south ends of site with minimal intrusion into area;
- Scheduled Ancient Monument within area, course of Roman Road follows eastern boundary.

3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)

-
4. **Medium Wider Landscape Sensitivity:**
 - Linear built edge of Basingstoke visible but quite well screened;
 - Part of scenic open countryside, setting for south-west of Basingstoke and buffer between Basingstoke and Oakley;
 - Site can form part of skyline from lower lying and surrounding areas.
 5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**
 6. **Medium/High Landscape Value**
 - Scheduled Ancient Monument within area.
 7. **Landscape Capacity: Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS (AREA F):

Development could not be readily accommodated within this landscape, which is deemed to have a low landscape capacity, contrary to the local landscape character area BA23 as outlined in the 2008 Study. Both physical and visual links with Basingstoke are strong but the area is also exposed to views in from much of the surrounding area, making it an important rural setting for the urban fringe and separation of Basingstoke and Oakley. Valuable wildlife habitats such as extended hedgerows and beetle banks are scattered across the area and should be considered, as should the SAM located within this area.

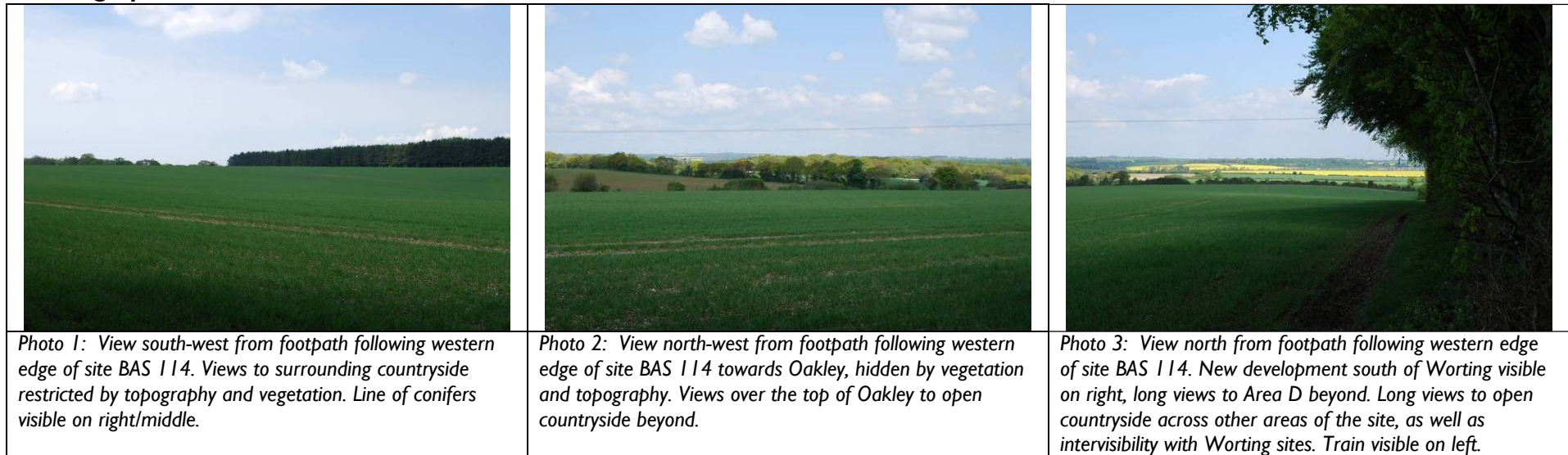
Currently, the area serves as a buffer between Basingstoke and Oakley, with a character consistent with the wider countryside. This separation would be eroded by development of most parts of the site. If development were to take place on this site, it should be restricted to the section north of Pack Lane, adjacent to the most recent development on the western edge of Basingstoke. Here, urban influences are stronger and the slight valley in the landscape would help to shelter any built form which could then be further mitigated by planting.

The design and layout would need to minimise impact upon the wider area, particularly to the south, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspects of design would be essential.

AREA G: NORTH EAST DUMMER FARMLAND AND WOODLAND

Area G is an open rolling landscape, rising towards a ridge to the south-east where the area adjoins sites BAS 114 and BAS 133. Land use is mainly arable, with some woodland cover and hedgerows between fields. Views out to the south, east and west are mainly restricted by the rising land and tree cover, whilst open ground to the north gives long views across the Area F and the railway to the ridge north east of Basingstoke. This area lies within the local landscape character area BA22 North East Dummer Farmland and Woodland of the 2008 Study which identifies the area as having a low capacity for development.

Photographs:



Please refer to page 2 of the Executive Summary for a summary of the assessment process

I. Medium/High Visual Sensitivity:

- Exposed piece of land with views in from a wide area the north;
- Long panoramic views out to north, enclosure to south, east and west by topography and vegetation;
- Moderate level of receptors, many of these high sensitivity;
- Some opportunity for mitigation planting within existing vegetation, at risk of closing off long views.

-
2. **Medium Landscape Sensitivity:**
 - Tranquil area, sheltered against noise from busy roads to south by tree cover and topography;
 - PRow adjacent to site, following eastern boundary along course of Roman Road;
 - Gappy hedgerows still form clear boundaries between fields.

 3. **Landscape Character Sensitivity: Medium/High (combines 1 and 2)**

 4. **Medium/High Wider Landscape Sensitivity:**
 - Visual intrusion is distant;
 - Site can form part of skyline from lower lying ground to north;
 - Part of scenic open countryside, setting for south-west of Basingstoke.

 5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**

 6. **High Landscape Value**
 - SINIC and Ancient woodland within area.

 7. **Landscape Capacity: Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS (AREA G):

The site is considered to have a low landscape capacity consistent with the local landscape character area BA22 as outlined in the 2008 Study for the following reasons: good separation, in physical terms, currently exists between the site and Basingstoke's southern edge which prevents the town impacting the wider countryside to the south-west and this would be eradicated by development; intrusion by the urban fringe is currently low, giving the area a character more consistent with the wider rural area – development would adversely impact this character, which is valuable to wider rural setting of Basingstoke. Therefore, development could not be readily accommodated within this area.

If it were to take place, the design and layout of any development would need to minimise impact upon the wider area, particularly to the north, south and south-west, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspects of design would be essential.

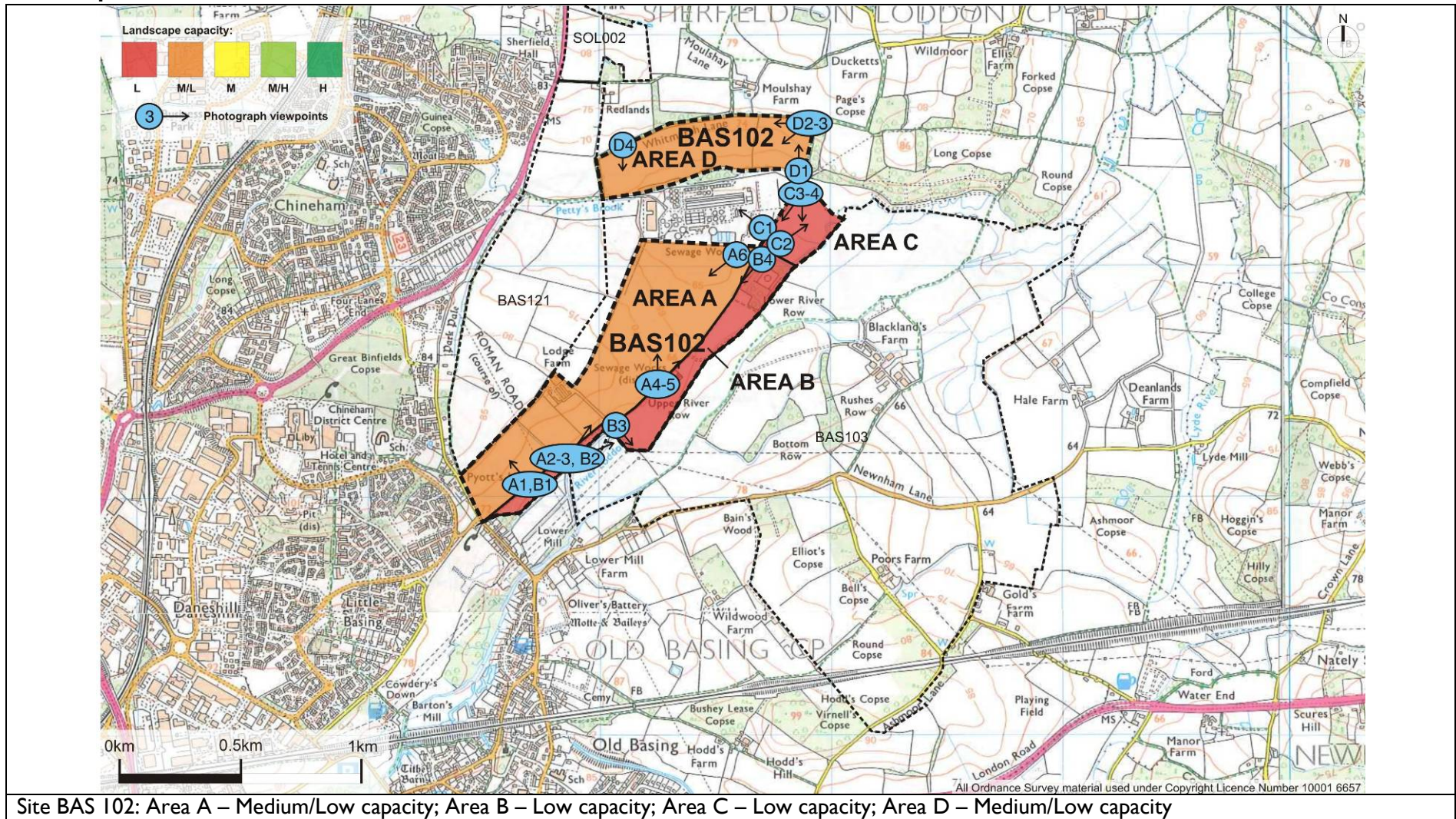
SITE LEVEL RECOMMENDATIONS AND COMMENTS:

The site as a whole is considered to have a rural character, forming a valuable buffer between Basingstoke and Oakley and part of the wider landscape setting of both. Within this a shallow valley follows the existing transport links between the two settlements, offering an opportunity for development where urban fringe uses already erode the tranquil countryside character and potential for mitigation is greater than elsewhere.

The design and layout of any development would need to minimise impact upon the wider area, particularly to the north, south and south-west, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspects of design would be essential.

SITE BAS 102

Site map:



Site BAS 102: Area A – Medium/Low capacity; Area B – Low capacity; Area C – Low capacity; Area D – Medium/Low capacity

Site description:

BAS 102 is an area of mixed and diverse landscape character with open fields under arable and pasture bounded by hedgerows and linear woodland located north-east of Lower Mill at Old Basing, extending up the western side of the Loddon Valley and into an open area south of Whitmarsh Lane. This is in contrast with the River Loddon valley and its riverine and wetland landscape. The site has been sub-divided into four areas: Area A Lower Loddon Valley Slopes; Area B Loddon Valley River Corridor; Area C Loddon Valley Floor; and Area D Lower Petty's Brook Slopes. These are described in more detail below.

Key landscape planning factors:

At present there is a strong boundary to Basingstoke created by the A33, the tree belts to Chineham and the Park Pale. The site extends into open countryside beyond this line, separated from Basingstoke by BAS 121. Petty's Brook and its woodland corridor are an important natural boundary. Area D lies beyond this line.

Old Basing is currently freer of the typical estate pattern found in Basingstoke and retains some semi-rural qualities.

The site is not designated for its landscape value and has not been identified as important to a gap between settlements. Area A lies within the local landscape character area BA 09 Pyott's Hill Farmland and Area B lies within the local landscape character area BA10 Loddon Valley Floor of the 2008 Study, Areas C and D lie outside of the 2008 Study. The 2008 Study identifies both BA 09 and BA 10 as having a low landscape capacity.

AREA A: LOWER LODDON VALLEY SLOPES

Area A covers 50% of the site and extends along the lower slopes of the Loddon Valley above the valley floor, up to a shallow ridge along its boundary with BAS 121. It is an open rural landscape, with views to the waste facilities and across to the AA building. The area has good intervisibility with BAS 103 and BAS 121. The western boundary is marked by low hedges but mature hedgerows are a feature of the boundary to Pyott’s Hill, along the footpath which separates Area A from Area B, and along the boundary with the waste facilities. Lodge Farm is a prominent farmstead lying on the upper slopes.

Photographs:

<p><i>Photo 1: View north-west from PRow towards south-west corner of site. Housing beyond the historic Park Pale visible on left. Wider views to north restricted primarily by topography but also vegetation.</i></p>	<p><i>Photo 2: View north-east from PRow towards south-west corner of site. Lodge Farm complex visible on left. Views to eastern part of site limited by topography.</i></p>



Photo 3: View approximately east from PRoW, showing relationship between Area A on left of fence and Area B on right of fence.



Photo 4: View north from PRoW between Areas A and B. Indication of longer views being restricted by topography and tree belts on left and centre. Incinerator visible on right.



Photo 5: View north-east from PRoW between Areas A and B. Incinerator complex visible on left. No long views possible due to vegetation.



Photo 6: View south-west from north-east corner of Area A. The AA building is visible in the distance and Lodge Farm in the centre. Longer views of lower lying land are restricted by topography.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/High Visual Sensitivity:**
 - Localised views up the slopes;
 - Visual intrusion from urban fringe uses;
 - Local footpath network is well used and promoted in Old Basing and Lychpit VDS;
 - Screen planting would be out of keeping with the local character.
2. **Medium Landscape Sensitivity:**
 - Arable fields and fenced pasture;
 - Few intrinsic landscape features.
3. **Landscape Character Sensitivity: Medium/High (combines 1 and 2)**
4. **Medium/High Wider Landscape Sensitivity:**
 - The area is influenced to some extent by the built form in Lower Mill/Pyott's Hill;
 - However it shares the landscape characteristics of the wider landscape to the west and east above the Loddon valley;
 - Forms the landscape setting of to river corridor.
5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**
6. **Medium Landscape Value**
 - No landscape designations;
 - The southern part of the area contributes to the rural setting of the Old Basing Conservation Area;
 - VDS identifies the general landscape value of the setting to Old Basing and the sensitivity of views in and out of the settlement.
7. **Landscape Capacity: Medium/Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS (AREA A):

The area is considered to have a higher capacity than the local landscape character area BA 09. The main reasons for this are its close relationship to the existing settlements; the lower sensitivity of its intrinsic landscape; and the SPD guidance towards directing development onto the lower slopes above the Loddon valley floor. However it important that development respects the setting of the settlement at Pyott's Hill and Old Basing generally. The upper prominent slopes should be avoided and any development carefully

designed to respond to the topography. It is recommended that the built form be well broken up by tree planting and open space to reduce the visual impact in views from adjoining settlements and the wider landscape.

AREA B: LODDON VALLEY RIVER CORRIDOR

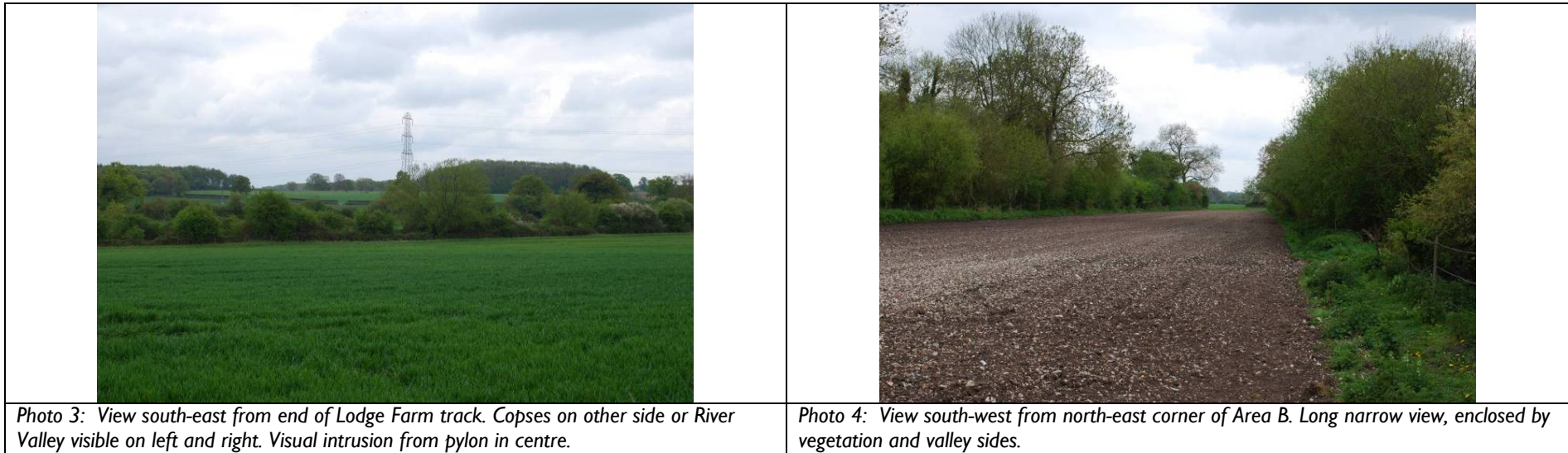
Area B extends along the valley floor of the Loddon Valley up to the river and its boundary with BAS 103. It has a strong linear riverine character and, despite views to the waste facilities and across to the AA building, it has a good sense of enclosure and tranquillity. The area has some intervisibility with BAS 103.

Photographs:

Photo 1: View north-west from PRow towards south-west corner of site, showing intervisibility between areas A and B.



Photo 2: View north-east along length of Area B. Strong intervisibility within site, as well as views to woodland beyond.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Well screened;
- Important linear views down the valley;
- Some visual intrusion from urban fringe uses;
- Limited receptors;
- Screen planting would harm the balance of open pasture and tree lined features.

2. Medium/High Landscape Sensitivity:

- Sense of tranquillity;
- Intimate and diverse landscape;
- River corridor.

3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)

4. High Wider Landscape Sensitivity:

- The area is an integral part of the landscape of the River Loddon landscape corridor;
- Although urban fringe uses and the centre of Basingstoke are partly visible, these do not materially influence the character of the area.

5. Overall Landscape Sensitivity: High (combines 3 and 4)

6. Medium/High Landscape Value

- No landscape designations but area is included in the Loddon valley SINCS;
- VDS identifies the general landscape value of the setting to Old Basing and the sensitivity of views in and out of the settlement.

7. Landscape Capacity: Low (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA B):

This area is highly sensitive to development and erosion of the landscape character of this part of the river corridor would have a significant wider landscape impact on the whole.

AREA C: LODDON VALLEY FLOOR

Area C is a small pocket of land at the bend of the River Loddon as it curls east at the foot of Long Copse. The landscape character continues south-eastwards into BAS103 across the river. It has a strong lowland wetland character which is set off by the rising wooded ridge of Long Copse creating an attractive unspoilt landscape and, despite partial views to the waste facilities, it has a strong sense of tranquillity. The area has high intervisibility with BAS 103. The northern boundary is marked by tree lined Petty’s Brook and a line of infield trees.

Photographs:





Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Open landscape;
- Views from a wide area;
- Limited receptors;
- Screen planting would erode the landscape character;
- Glimpses of waste facilities.

2. High Landscape Sensitivity:

- Wetland landscape;
- Sense of tranquillity;
- Diverse landscape with several features of interest;
- River corridor;
- Lack of built form gives strong rural character.

3. **Landscape Character Sensitivity: High (combines 1 and 2)**

4. **High Wider Landscape Sensitivity:**

- The area is an important part of the Loddon valley floor which extends into BAS 103 and is a key characteristic of the River Loddon valley north of Basingstoke;
- The topographical relationship with the wooded ridgeline of Long Copse, and the contrast in vegetation types, creates a distinctive local landscape feature;
- Although urban fringe uses are partly visible, these do not materially influence the character of the area.

5. **Overall Landscape Sensitivity: High (combines 3 and 4)**

6. **Medium Landscape Value**

- No landscape designations;
- The area abuts the Loddon valley SINC.

7. **Landscape Capacity: Low (combines 5 and 6)**





RECOMMENDATIONS AND COMMENTS (AREA C):

Although Area C has a lower landscape value, its intrinsic landscape and visual characteristics are very sensitive to development and the area is an important part of the Loddon valley floor landscape. It is also remote from the adjacent settlements and on balance it is considered that any development would be inappropriate.

AREA D: LOWER PETTY’S BROOK SLOPES

Area D comprises two open fields between Petty’s Brook and Whitmarsh Lane. It is heavily enclosed by the surrounding woodland but the south facing slopes provide for long panoramic views to the south.

Photographs:

	
<p><i>Photo 1: View north from south-east corner of Area D. No long views as restricted by topography and tree belt. Strong woodland screen on right.</i></p>	<p><i>Photo 2: View south-west from north-east corner of Area D. Very long views to south afforded by topography. Lodge Farm visible in centre, with AA building in Basingstoke beyond. Incinerator clearly visible on right.</i></p>
	
<p><i>Photo 3: View west from north-east corner of Area D. Long views glimpsed through trees on left. Surrounding land generally screened by vegetation and lower topography.</i></p>	<p><i>Photo 4: View south across Area D from north-west edge. Incinerator dominates foreground. Longer views screened by trees.</i></p>

Please refer to page 2 of the Executive Summary for a summary of the assessment process

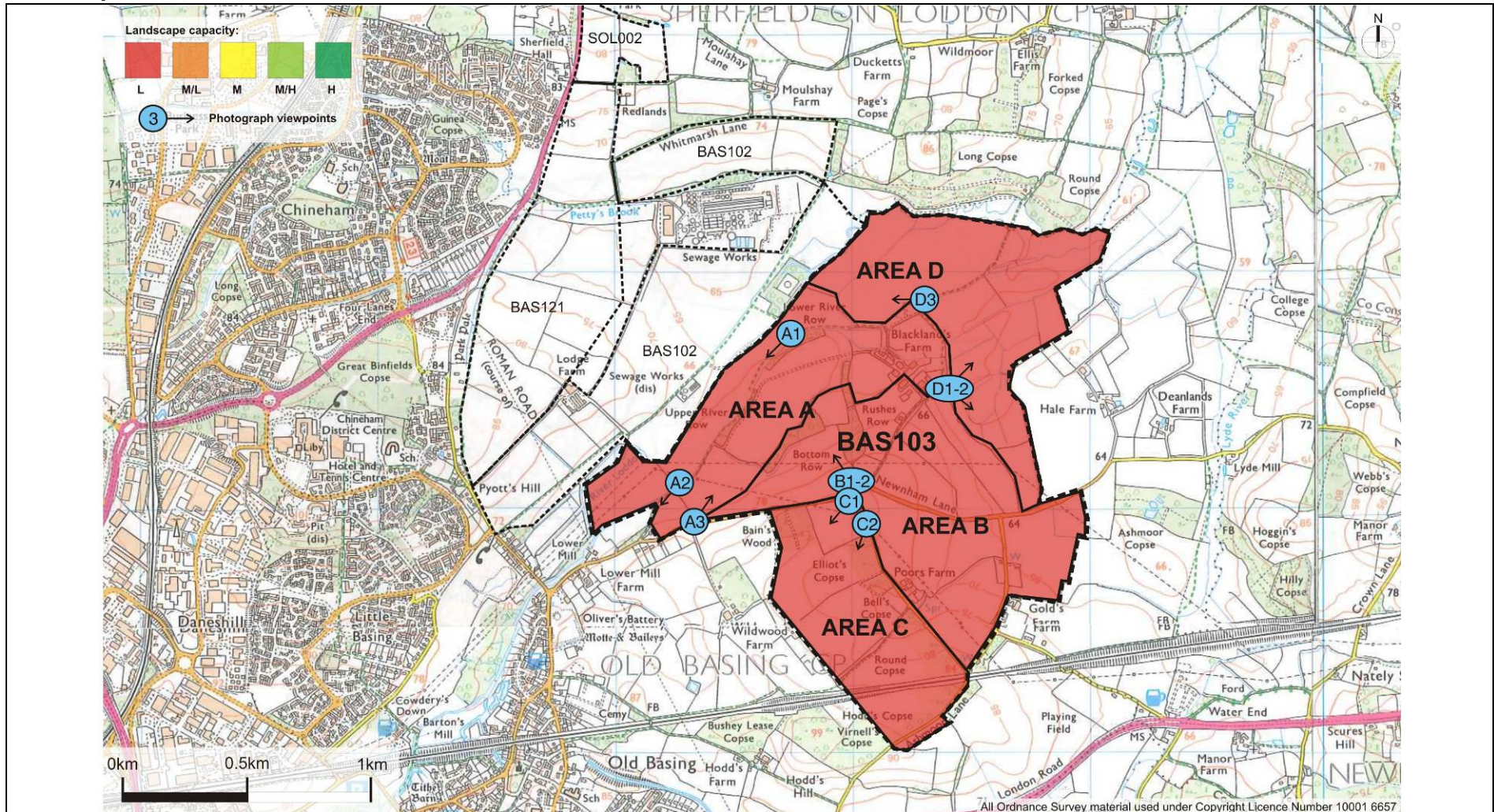
1. **Medium Visual Sensitivity:**
 - Very well screened;
 - Long distance panoramic views from upper slopes;
 - Limited receptors;
 - Potential to screen views from the footpath.
2. **Medium/Low Landscape Sensitivity:**
 - Simple landscape;
 - Lack of landscape features.
3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**
4. **High Wider Landscape Sensitivity:**
 - The area is part of the wider landscape north of Petty's Brook which extends north and east into open countryside;
 - The area is remote from the urban built form and the incinerator at Chineham is generally well screened by the adjacent woodland except at its western end.
5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**
6. **Medium Landscape Value**
 - No landscape designations;
 - The area abuts both SINC's and Ancient Woodland.
7. **Landscape Capacity: Medium/Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS (AREA D):

The area sits beyond the natural boundary of Petty's Brook and is part of the landscape character which extends northwards across to Church End. It is isolated from the rest of site 102 and although it is well enclosed, any substantial development would have an adverse impact on the views out of the site and sense of remoteness from Basingstoke.

SITE BAS 103

Site map:



Site BAS103: Area A – Low capacity; Area B – Low capacity; Area C – Low capacity; Area D – Low capacity

Site description:

BAS 103 is an area of open fields under arable and pasture bounded by hedgerows and linear woodland located north-east of Lower Mill at Old Basing, and extending up the south eastern side of the Loddon Valley and into an open knoll south of Newnham Lane.

Key landscape planning factors:

At present there is a strong boundary to Basingstoke created by the A33, the tree belts to Chineham and the Park Pale. To the south of Pyott's Hill, however, the settlement edge becomes less clear.

Old Basing is currently freer of the typical estate pattern found in Basingstoke and retains some semi-rural qualities.

AREA A: LODDON VALLEY FLOOR

Area A extends along the valley floor of the Loddon Valley. It has a strong linear riverine character and, despite views to the waste facilities and across to the AA building, a good sense of enclosure and tranquillity. The area has some intervisibility with BAS 102.

Photographs:



Photo 1: View west from north side of river. Linear woodland along river seen left of picture, with AA building in central Basingstoke centre of picture.



Photo 2: View west along south side of river towards settlement edge.



Photo 3: View north east from Newnham Lane, linear woodland along river, with pylons and arable fields.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium Visual Sensitivity:

- Well screened;
- Important linear views down the valley;
- Limited receptors;
- Limited scope for mitigation without damage to character.

2. Medium/High Landscape Sensitivity:

- Sense of tranquillity;
- Intimate landscape;
- Many landscape features of interest.

-
3. **Landscape Character Sensitivity: Medium/High** (combines 1 and 2)
 4. **Medium Wider Landscape Sensitivity:**
 - Visual intrusion from urban fringe uses.
 5. **Overall Landscape Sensitivity: Medium/High** (combines 3 and 4)
 6. **High Landscape Value**
 - SINC's within area;
 - Part of Loddon Valley riverine landscape;
 - Well managed.
 7. **Landscape Capacity: Low** (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA A):

Development could not be readily accommodated on this part of the site. This area is highly sensitive to development and erosion of the landscape character of this part of the river corridor would have a significant wider landscape impact on the whole.

AREA B: OPEN LODDON / LYDE VALLEY SIDES

Area B covers approximately one third of the site, rising up the valley slope on both sides of Newnham Lane. It is a predominantly agricultural landscape occupied by arable use with copses partially interrupting otherwise open views across the valley to the north. Parts of the area have some intervisibility with BAS 102 but most are generally remote and tranquil, enclosed by the surrounding valley sides. Views of Blacklands Farm in the valley floor are prominent.

Photographs:



Photo 1: View north west from Newnham Lane across arable fields, to linear woodland along river.



Photo 2: View north from Newnham Lane, across lower slopes of valley, with woodland and arable fields.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**

- Limited receptors;
- Limited scope for mitigation without damage to character;
- Some long views.

2. **Medium Landscape Sensitivity:**

- SINC and Ancient Woodland;
- Lower valley sides.

-
3. **Landscape Character Sensitivity: Medium** (combines 1 and 2)
 4. **Medium/High Wider Landscape Sensitivity:**
 - Less visual intrusion from urban edge than area A;
 - Strong relationship with wider landscape to south west.
 5. **Overall Landscape Sensitivity: Medium/High** (combines 3 and 4)
 6. **High Landscape Value**
 - SINCS within area.
 7. **Landscape Capacity: Low** (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA B):

Development could not be readily accommodated on this part of the site. The area is an important part of the Loddon valley floor landscape. It is also remote from the adjacent settlements and it is considered that any development would erode the landscape and visual qualities of this sensitive valley side landscape and be inappropriate.

AREA C: EAST BASING ENCLOSED FARMLAND

Area C occupies a stretch of land between Newnham Lane and the railway to the south and is a mixture of arable fields and dense copses. This tree cover, combined with the sloping topography and ridge towards the centre of the area, limits views out to the wider landscape and creates a tranquil sense of enclosure.

Photographs:



Photo 1: View south west from Newnham Lane across arable fields, to woodland block on higher ground.

Photo 2: View south from Ashmoor Lane across arable fields, to woodland block on higher ground.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Limited receptors;
 - Limited scope for mitigation without damage to character;
 - Some long views.
2. **Medium Landscape Sensitivity:**
 - SINC and Ancient Woodland;
 - Rolling landscape.
3. **Landscape Character Sensitivity: Medium (combines 1 and 2)**

-
4. **Medium/High Wider Landscape Sensitivity:**
 - Less visual intrusion from urban edge than area A;
 - Forms skyline for adjacent valley.

 5. **Overall Landscape Sensitivity:** Medium/High (combines 3 and 4)

 6. **High Landscape Value**
 - SINCS within area.

 7. **Landscape Capacity:** Low (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA C):

Development could not be readily accommodated on this part of the site. The area is an important part of the Loddon valley and remote from the adjacent settlements. Any development would erode the landscape and visual qualities of this sensitive rolling landscape.

AREA D: NORTH AND EAST OF BLACKLANDS FARM

Area D lies within the floor of the Loddon Valley. It has a strong lowland character and, despite views to the waste facilities, a good sense of enclosure and tranquillity, separated from urban influences by topography and vegetation. The area has some intervisibility with BAS 102 and links to the wider landscape to the east.

Photographs:



Photo 1: View south east from footpath east of Blackland's Farm. Low-lying valley bottom with river tributary.



Photo 2: View north east from footpath east of Blackland's Farm. Low-lying valley bottom, with sedges. Long Copse creating strong wooded edge along ridge to north.



Photo 3: View west from footpath north of Blackland's Farm, with Chineham incinerator visible behind woodland.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

- 1. Medium Visual Sensitivity:**
 - Limited receptors;
 - Limited scope for mitigation without damage to character;
 - Some long views.
- 2. Medium/High Landscape Sensitivity:**
 - SINC within area;
 - Open valley bottom with wetland vegetation.
- 3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)**

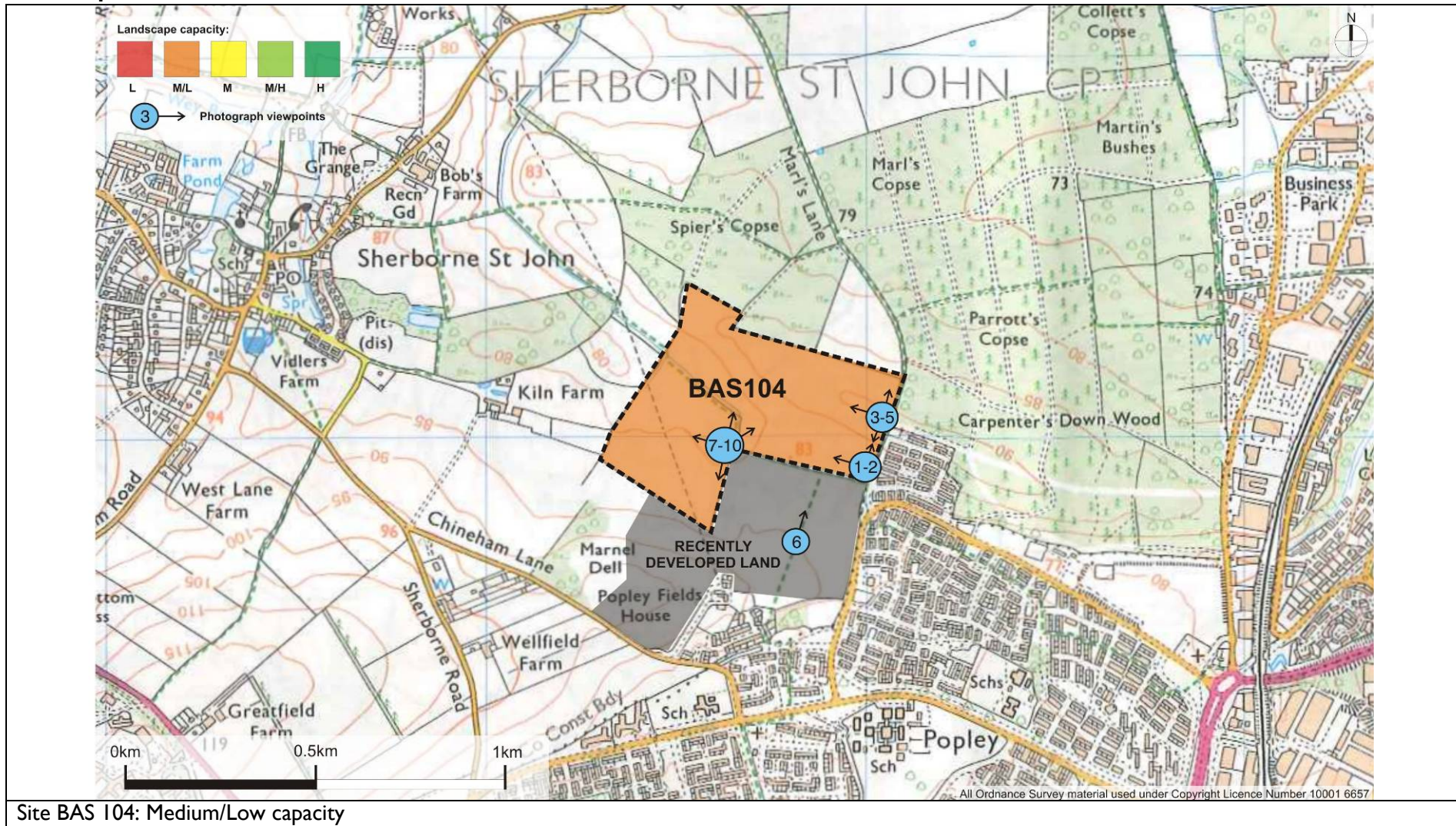
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4. **High Wider Landscape Sensitivity:**
 - Feels remote from settlement.
 5. **Overall Landscape Sensitivity:** _____ **High** (combines 3 and 4)
 6. **High Landscape Value**
 - SINC within area.
 7. **Landscape Capacity:** _____ **Low** (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA D):

Development could not be readily accommodated on this part of the site. Any development would erode the landscape and visual qualities of this sensitive valley bottom landscape.

SITE BAS 104

Site map:



Site BAS 104: Medium/Low capacity

Site description:

BAS 104 is made up of two medium sized fields which are mainly arable farmland although a small area in the south, next to a new housing estate, is being used for a balancing pond and swale and tree screen planting for the benefit of this estate. The land falls southwards towards the estate from a broad ridge in the north which is reinforced by the woodland edge to Spier’s Copse. The western field is on flatter lower slopes. The site is enclosed on its eastern side by Carpenter’s Down Wood and a tree belt and by the new housing (separated by the newly planted tree belt and hedgerow) along its southern edge. The western boundary is more open, with small fields and copses separating the site from Sherborne St John. The site has an open character and the upper slopes are visually prominent.

Key landscape planning factors:

The site immediately abuts the northern estates of Basingstoke, and most of it extends beyond the current northern limits of the town.

The site is not in an area designated for its landscape value but it sits within an area of open countryside between Basingstoke and the village of Sherborne St John. However it has no intervisibility with the village, due to the local topography and woodland cover. It lies within the local landscape character area BA 01 Sherborne St John Slopes of the 2008 Study which identifies the area as having a low landscape capacity for development and as being important to the gap between settlements.

Photographs:





Photo 3: View south from eastern boundary of site. Balancing pond in foreground with new development beyond. Tree belt visible in distance on left.



Photo 4: View west from eastern boundary of site. Long views of open countryside, with Sherborne St. John nestled in the landscape.



Photo 5: View north from eastern boundary of site. Views in and out blocked by Spier's Copse in this direction.



Photo 6: View north towards site from within recent development to south.



Photo 7: View south from north-western tip of recent development, on southern edge of site. Views blocked by development.



Photo 8: View west from north-western tip of recent development, on southern edge of site. Sherborne St John visible in centre beyond Kiln Farm, on right.



Photo 9: View north from north-western tip of recent development, on southern edge of site. Footpath crossing site visible in front of tree in centre. Views out of site restricted by topography and vegetation.



Photo 10: View north-east from north-western tip of recent development, on southern edge of site. Views restricted from this part of the site by topography.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/High Visual Sensitivity:**
 - Several open views of the site from local footpath network and middle distance views from Chineham Lane;
 - Long distance views from the site to the southwest;
 - Area is well used by the local population;
 - The potential for screening is limited; to avoid damaging the character of the local landscape.
2. **Medium Landscape Sensitivity:**
 - Open slopes;
 - Predominantly arable landscape;
 - Some local landscape features: reed beds, hedgerows, infield trees.
3. **Landscape Character Sensitivity: Medium/High (combines 1 and 2)**
4. **Medium Wider Landscape Sensitivity:**
 - Good visual and physical links with the wider landscape which extends westwards along the northern edge of Basingstoke;
 - Urban influence will be mitigated by buffer planting linking into the surrounding woodland in the long term.
5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**
6. **Medium Landscape Value**
 - The site forms a part of the area identified as important in separating Basingstoke from Sherborne St John in the 2008 Study;
 - No landscape designations but site abuts two SINCS.
7. **Landscape Capacity: Medium/Low (combines 5 and 6)**

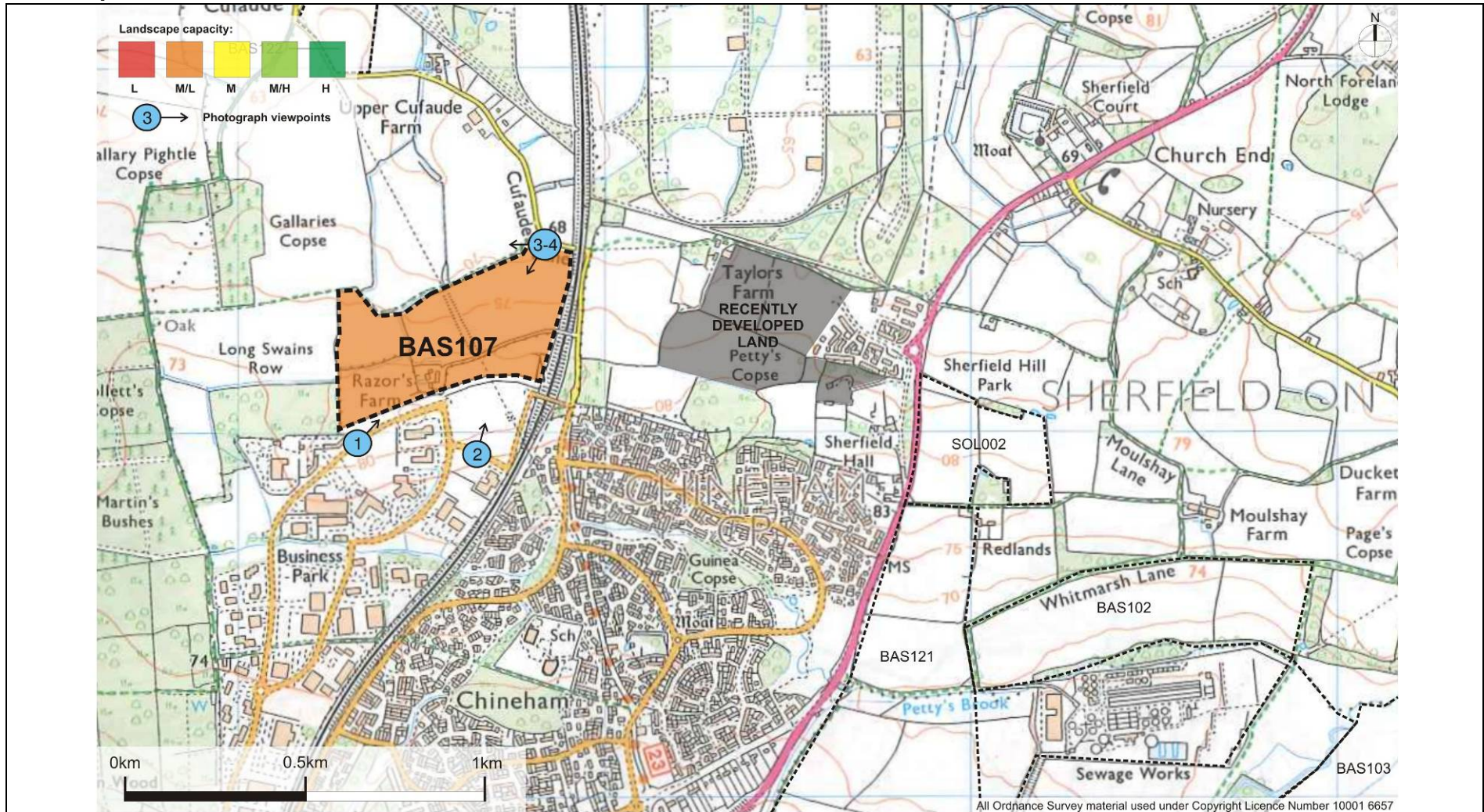
RECOMMENDATIONS AND COMMENTS:

The site is considered to have a higher landscape capacity than the wider local landscape character area BA01. The main reasons for this are: the influence of the adjacent housing within Basingstoke; the relatively less prominent nature of the western field; and the lack of significant landscape features on the site. There is also a greater opportunity to mitigate the impact of development in this western area.

Development might be possible on the lower western slopes and should be designed to relate well to the existing housing and avoid extending the urban footprint further to the north than at present. Views from the open countryside to the west should be screened with woodland planting to link with woodland at Marnel Dell. The height of any development should be designed to prevent any visual intrusion on the village of Sherborne St John.

SITE BAS 107

Site map:



Site BAS 107: Medium/Low capacity

Site description:

BAS 107 comprises a number of small pasture fields divided by tree lines and mature hedgerows, on the northern edge of Chineham. The land falls gently away from Basingstoke from south to north and is enclosed by tree belts to the north and east and to the south and west by woodland. Razors Farm, which includes a listed barn, sits in the centre of the southern boundary and is visible from a footpath along the northern boundary.

Key landscape planning factors:

The site is not designated for its landscape value and has not been identified as important in retaining the separate identity of Basingstoke and Bramley. It lies within local landscape character area BA04 Cufaude East of the 2008 Study which identifies this area as having a medium landscape capacity.

Photographs:



Photo 1: View north-east from south-west tip of site. Views of site blocked by well established screening.



Photo 2: View approximately north from Crockford Lane. Southern boundary of site visible across area of rough grass, screened by high hedgerow. Combined with topography this obscures longer views.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/Low Visual Sensitivity:

- The site is visually enclosed by tree cover;
- Views of the site are limited to the footpath along the northern boundary through gaps in the tree line and to a glimpse from the railway line;
- The boundary planting could be reinforced to add to the screening.

2. Medium/High Landscape Sensitivity:

- Clearly defined remnant of a pattern of historic small wavy fields;
- Rural setting to the listed barn;
- Diverse landscape with mature tree cover, ditches, hedgerows, and pasture.

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Medium/High Wider Landscape Sensitivity:

- The site is strongly rural in character and, although it is not typical of the open fields to the north, it makes an important contribution to the quality of the landscape between Basingstoke and Bramley;

-
- Despite the proximity of Basingstoke, the site is not influenced by the built form as a result of the robust woodland belt along the boundary;
 - The impact of the railway line is limited.

5. **Overall Landscape Sensitivity:** Medium/High (combines 3 and 4)

6. **Medium Landscape Value**

- Site is not designated;
- The site is a remnant of an historic field pattern and the setting to a listed building.

7. **Landscape Capacity:** Medium/Low (combines 5 and 6)

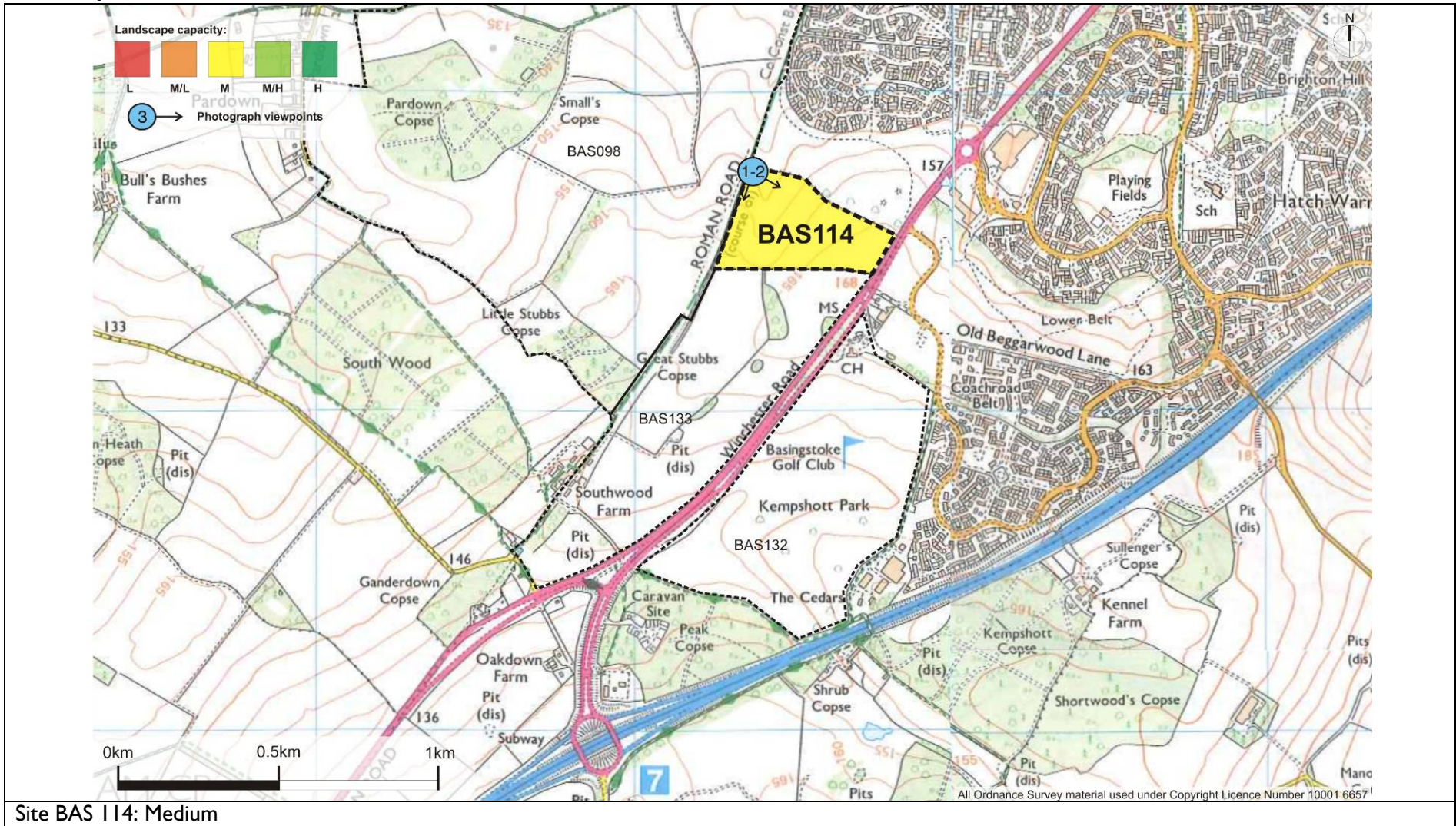
RECOMMENDATIONS AND COMMENTS:

The site is considered to have a lower landscape capacity than the wider local landscape character area BA04. On the evidence available, the landscape capacity is considered to be Medium/Low but it would be advisable to investigate the historic value of the site and the appropriate setting to the listed building further before identifying the scope for development on the site. It should also be noted that the site lies beyond the current extent of Chineham, separated from Chineham by dense vegetation.

Should the site be developed in a limited way, it is recommended that the existing field pattern and tree, woodland and hedgerow cover is retained and enhanced and considerable care taken to conserve the setting of the listed building.

SITE BAS 114

Site map:



Site description:

BAS 114 is an undulating field forming a shallow valley, which rises to the east. It is generally enclosed as it is bounded on three sides by tree belts leaving the eastern aspect open, allowing views of the A30 and Beggarwood Lane beyond from the higher part of the site.

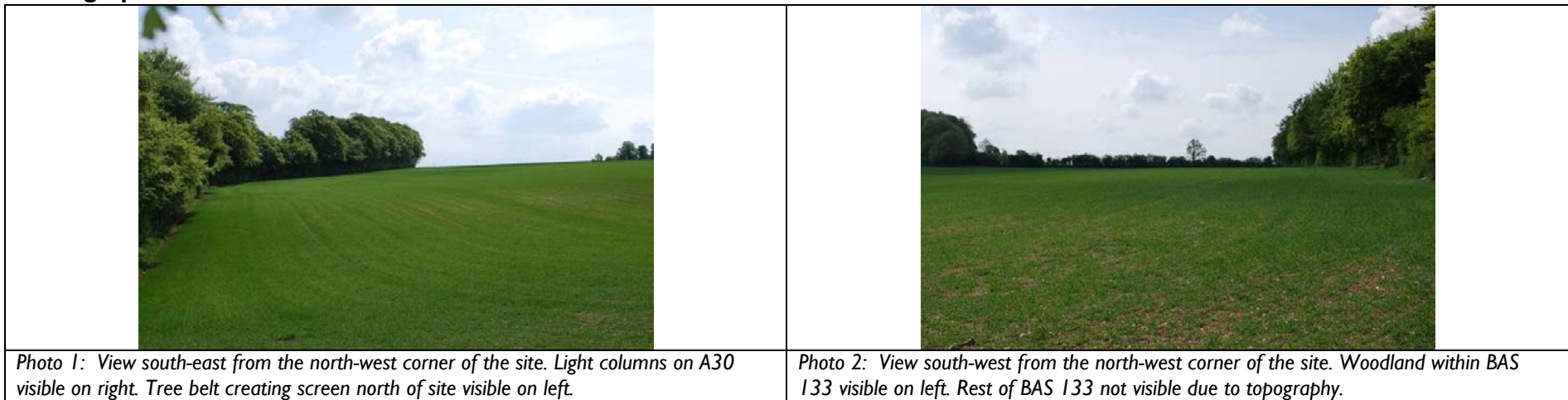
Key landscape planning factors:

The site has a high degree of visual separation from most of Basingstoke, lying just south of Old Down Woodland Park, which acts as a strong buffer between Kempshott and the site. Intervisibility does exist between the upper slopes of the site and development around Beggarwood Lane. The A30 to the south-east forms a strong boundary, whilst the site acts in conjunction with site BAS 133 as a buffer between this road and the surrounding countryside to the north-west, which possesses a strong rural character of a tranquil nature. The boundary of the site on this side follows the course of the Roman Road, consistent with the existing linear edge of Basingstoke.

If not adequately mitigated, development of the site may adversely impact the character of the adjacent countryside to the north-west between Basingstoke and Oakley by extending urban features into this valuable buffer. However, it would also be continuing development of the town in a logical way to the south along its existing linear edge, reaching a natural halt at junction 7 of the M3.

The site is not in an area designated for its landscape value, but lies within the local landscape character area BA22 North East Dummer Farmland and Woodland of the 2008 Study which identifies the area as having a low capacity for development.

Photographs:



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Site generally enclosed, although visible from road and adjacent PRoW;
 - Longer views over southern end of Basingstoke and countryside to west possible from higher part of site;
 - High level of receptors on road but sensitivity limited due to speed of travel;
 - Limited opportunities for mitigation without impacting open character. More scope for additional screening to east.
2. **Medium Landscape Sensitivity:**
 - SINC's adjoin site;
 - Well established tree belts enclose site on three sides;
 - Course of Roman Road adjacent to western boundary;
 - Noise and light pollution from busy roads adjacent to site.
3. **Landscape Character Sensitivity: Medium (combines 1 and 2)**
4. **Medium/High Wider Landscape Sensitivity:**
 - Strong links with wider countryside;
 - Part of the landscape setting for Basingstoke;
 - Visual intrusion by busy road.
5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**
6. **Medium/Low Landscape Value**
 - SINC's adjoining site.
7. **Landscape Capacity: Medium (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

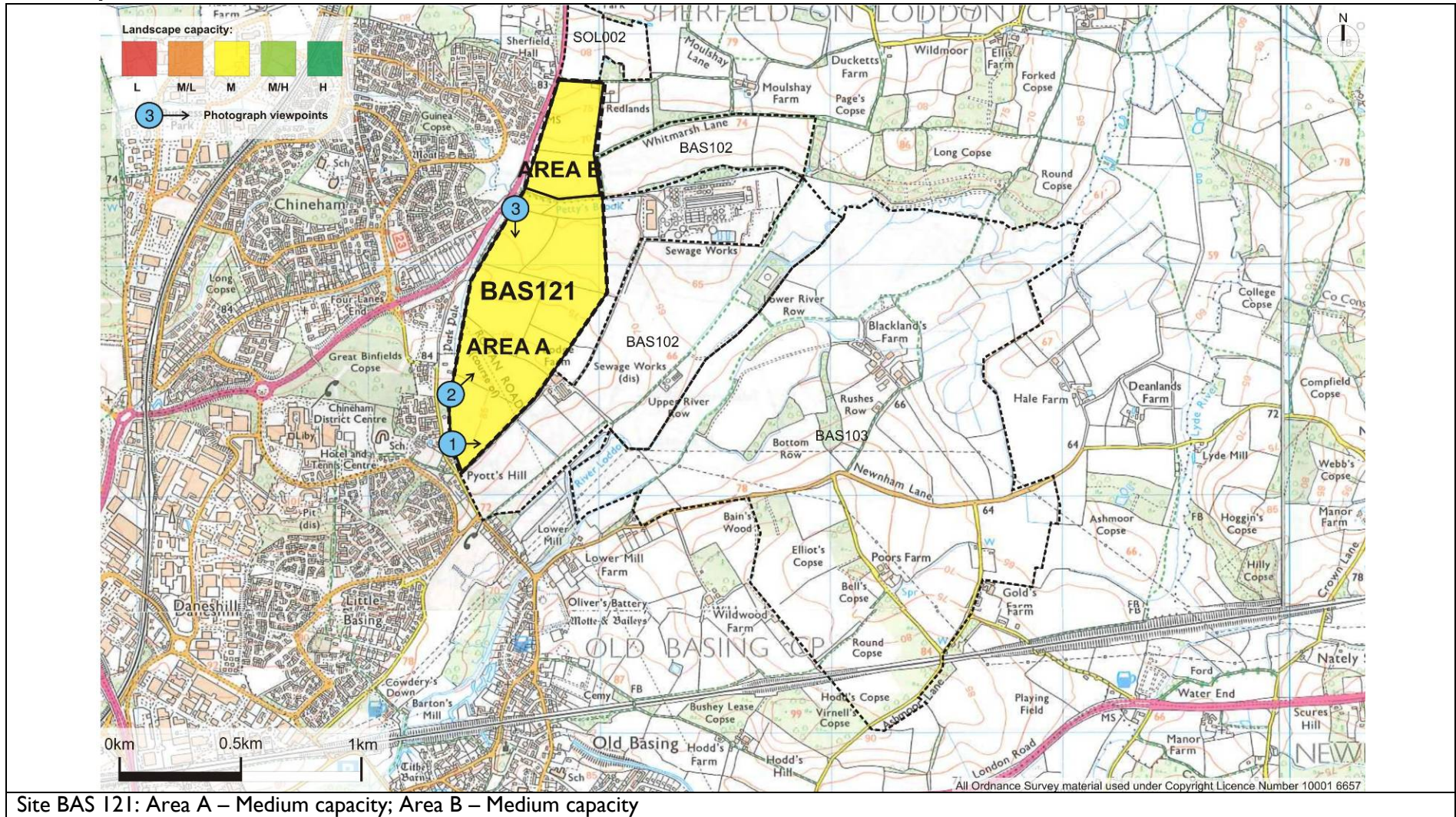
Development could be accommodated within parts of this landscape, which is deemed to have a medium landscape capacity contrary to the local landscape character area BA21 as outlined in the 2008 Study, mainly due to its relative visual enclosure and low level of intrinsically valuable landscape features, as well as the influence of the urban fringe. Although physical links with Basingstoke are strong, good visual separation currently exists between the site and Basingstoke's southern edge, which prevents the town impacting the wider

countryside to the south and west. This separation would be eroded by development of the site. Intrusion by the urban fringe currently only affects the higher ground, giving the lower part of the site a character more consistent with the wider rural area.

If development were to take place on this site, the design and layout would need to minimise impact upon the wider area, particularly to the east and west, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspects of design would be essential.

SITE BAS 121

Site map:



Site BAS 121: Area A – Medium capacity; Area B – Medium capacity

Site description:

BAS 121 comprises a number of small to medium sized arable fields to the east of Great Binfields and Chineham. The land slopes away from the settlement in a north-easterly direction from a high point of 85m AOD at Pyott's Hill down to 65m AOD at Petty's Brook, rising again north of the brook to the lane to Redlands at 80m AOD. The western boundary is bounded by the A33 for half its length and the Park Pale at Great Binfields for over two-thirds of its length. Housing at Great Binfields abuts the south-western part of this boundary. The northern boundary is defined by the Redlands track and its avenue of trees and the eastern by a series of hedgerows, woodlands and tree belts. In the extreme south-west, the site abuts the linear settlement at Pyott's Hill. This hamlet has a distinctive built form which distinguishes it from the estates in Basingstoke.

Much of BAS 121 is visually prominent as it extends over open hillsides.

The site has been sub-divided into two areas: Area A: Pyott's Hill Farmland falls into a local landscape character area defined by the 2008 Study. Area B: North of Petty's Brook falls outside of the 2008 study area and into the wider landscape north of Petty's Brook.

Key landscape planning factors:

The site immediately abuts Basingstoke and extends eastwards into open countryside.

The site is not in an area designated for its landscape value but it provides a rural setting to the hamlet of Pyott's Hill. Area A lies within the local landscape character area BA 09 Pyott's Hill Farmland of the 2008 Study which identifies the area as having a low landscape capacity.

AREA A: PYOTT'S HILL FARMLAND

This part of the site includes all of the land south of Petty's Brook, some 80% of the site. It lies on the broad north facing slopes from 85m AOD down to 65m AOD and is the most open and prominent part of the site, especially on the upper slopes. Despite the presence of the Park Pale, the area does not contain any traditional parkland features, and the landscape is of a simple arable pattern. Lodge Farm abuts the site on its eastern boundary.

Photographs:

Photo 1: View east from PRow at south-west corner of site, demonstrating intervisibility with site BAS 102, BAS 103 and wider landscape beyond. Lodge Farm visible on left.



Photo 2: View north-east from PRow following the Park Pale (high ground), demonstrating intervisibility with site BAS 102. Redlands property visible on left, visual intrusion by incinerator near centre.



Photo 3: View south from PRoW following the Park Pale. Higher ground obscures long views from lower slopes.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Visually exposed upper slopes;
- Well used footpaths and some properties with open views over the site;
- Limited opportunities for screen planting without the loss of openness.

2. Medium/Low Landscape Sensitivity:

- Predominantly arable landscape with little landscape diversity;
- No evidence of surviving parkland landscape;
- Little cultural value;
- Local tranquillity eroded by both noise and visual intrusion from the adjacent urban areas and the incinerator;
- Petty's Brook is an attractive wetland corridor.

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Medium Wider Landscape Sensitivity:

- The area is influenced by the urban edge of Great Binfields;
- However it shares the landscape characteristics of the wider landscape to the east above the Loddon valley;
- The area abuts the Park Pale but has nothing in common with this historic landscape feature.

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)

6. Medium Landscape Value

- No landscape designations;
- The adjoining Park Pale is an important historic feature, the setting of which should be protected (although in some cases it has been allowed to be incorporated into private gardens);
- VDS identifies the general landscape value of the setting to Old Basing and the sensitivity of views in and out of the settlement.

7. Landscape Capacity: Medium (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS (AREA A):

The area is considered to have a higher capacity than the local landscape character area BA 09. The main reasons for this are its close relationship to the existing settlements; the lower sensitivity of its intrinsic landscape; and SPD guidance towards development on the slopes above the Loddon valley floor. However it important that development respects the setting of the Park Pale where a buffer should be provided; the setting of the settlement at Pyott's Hill and Old Basing generally. The upper prominent slopes should be avoided and any development carefully designed to respond to the topography. It is recommended that the built form be well broken up by tree planting and open space to reduce the visual impact in views from adjoining settlements and the wider landscape.

AREA B: NORTH OF PETTY'S BROOK

Area B covers two arable fields north of Petty's Brook which are located on broad south facing slopes dropping from a gentle ridgeline at 80m AOD. It is bounded by tree cover along its northern, eastern and southern boundaries and a gappy hedge along the A33. The road access to the waste facilities at Chineham runs along the southern edge, with a permissive path provided to link with the footpath up to Whitmarsh Lane.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

- 1. Medium/High Visual Sensitivity:**
 - The upper slopes of the site are visually prominent on the skyline;
 - There area extensive views to the south over the site from the footpath/track to Redlands;
 - Views from the A33 and adjacent footpaths could be screen planted without harm to the landscape character.
- 2. Medium Landscape Sensitivity:**
 - More diverse landscape than in Area A;
 - Prominent ridgeline.
- 3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)**

4. **Medium/High Wider Landscape Sensitivity:**

- The area is influenced by the adjacent incinerator and the A33 but these are only partially visible;
- The character of the area is typical of the wider landscape north of Petty's Brook and extending away to the north and east.

5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**

6. **Medium/Low Landscape Value**

- No landscape designations;
- Good ordinary open countryside.

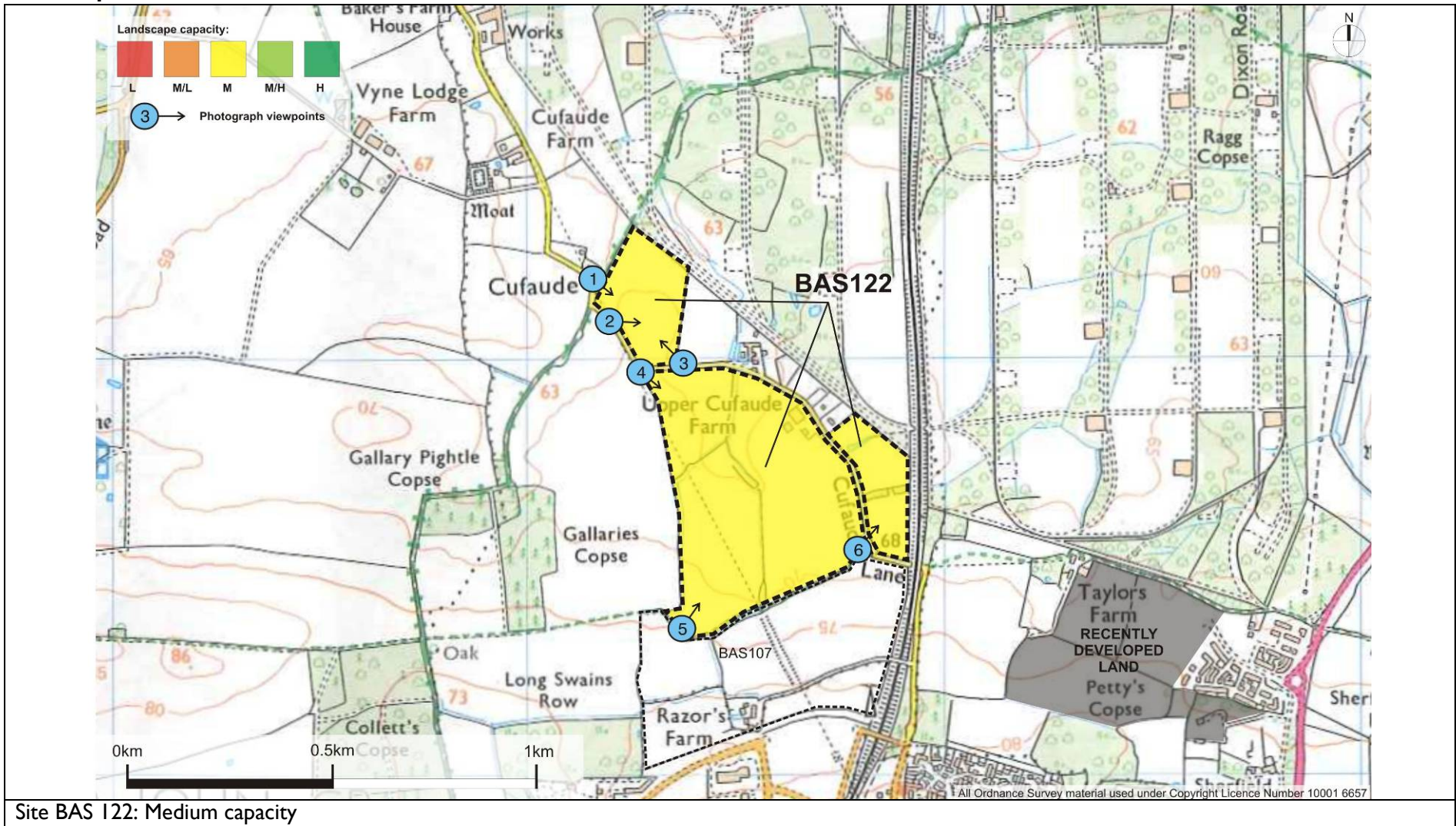
7. **Landscape Capacity: Medium (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS (AREA B):

Area B is also considered to have a higher landscape capacity than the wider local landscape character area BA 09. This needs to be balanced with the presumption against development away from existing settlements in the SPD Countryside Design Guidance. Although the area is close to the A33 and Basingstoke, due to its topography and the local tree cover, it appears isolated from the built form and as part of the wider open countryside north of Petty's Brook. On balance is not recommended for development.

SITE BAS 122

Site map:



Site description:

BAS 122 is made up of several arable fields surrounding Upper Cufaude Farm to the south east, south, west and north west, with Cufaude Lane separating the largest part of the site from two separate smaller fields. The site is between Basingstoke and Bramley and is partly bounded to the north by the railway line, then Bramley Camp which is heavily wooded and contains and screens the north side of the site.

Key landscape planning factors:

The site is remote from both nearby settlements but does adjoin the hamlet of Cufaude. The hamlet is characterised by dispersed farmsteads and isolated properties in an open rural setting.

No part of the site lies within an area designated for its landscape value and the site has not been identified as important in retaining the separate identity of Basingstoke and Bramley. It lies within local landscape character area BA04 Cufaude East of the 2008 Study which identifies this area as having a medium landscape capacity.

Photographs:



Photo 1: View south east towards northern section of site from Cufaude Lane. Area generally well screened by existing vegetation, although gaps exist.



Photo 2: View east from western corner of northern section of site. Strong boundary vegetation visible on left screening MOD training facility, Upper Cufaude Farm in centre.

<p><i>Photo 3: View north-west from Cufaude Lane at south-east corner of northern section of site. Long views restricted by vegetation.</i></p>	<p><i>Photo 4: View south-east from Cufaude Lane at north-west corner of western section of site. Views south of site restricted by trees.</i></p>
<p><i>Photo 5: View north-east from south-west of western section of site. Views beyond site generally restricted by trees. Listed buildings at Upper Cufaude Farm visible.</i></p>	<p><i>Photo 6: View north-east from south-east corner of western section of site. Edge of MOD training facility and railway visible across eastern section of site.</i></p>

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - The site is open to views from the local road network, railway and a local footpath;
 - Views are from passing local traffic in the main;
 - Parts of the site could be enclosed with hedgerows and trees.

2. **Medium/Low Landscape Sensitivity:**
 - Arable site;
 - Few landscape features of interest (limited to gappy hedgerows);
 - Tranquil area;
 - Little cultural interest.

3. **Landscape Character Sensitivity: Medium/Low(combines 1 and 2)**

4. **High Wider Landscape Sensitivity:**
 - The site is an integral part of the wider landscape to the west and north west;
 - The adjacent settlement is dispersed and rural in character and the site is not affected by nearby urban areas;
 - There is strong contrast between the site and the landscape and activity on Bramley Camp.

5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**

6. **Medium/Low Landscape Value**
 - Site has a value as open countryside.

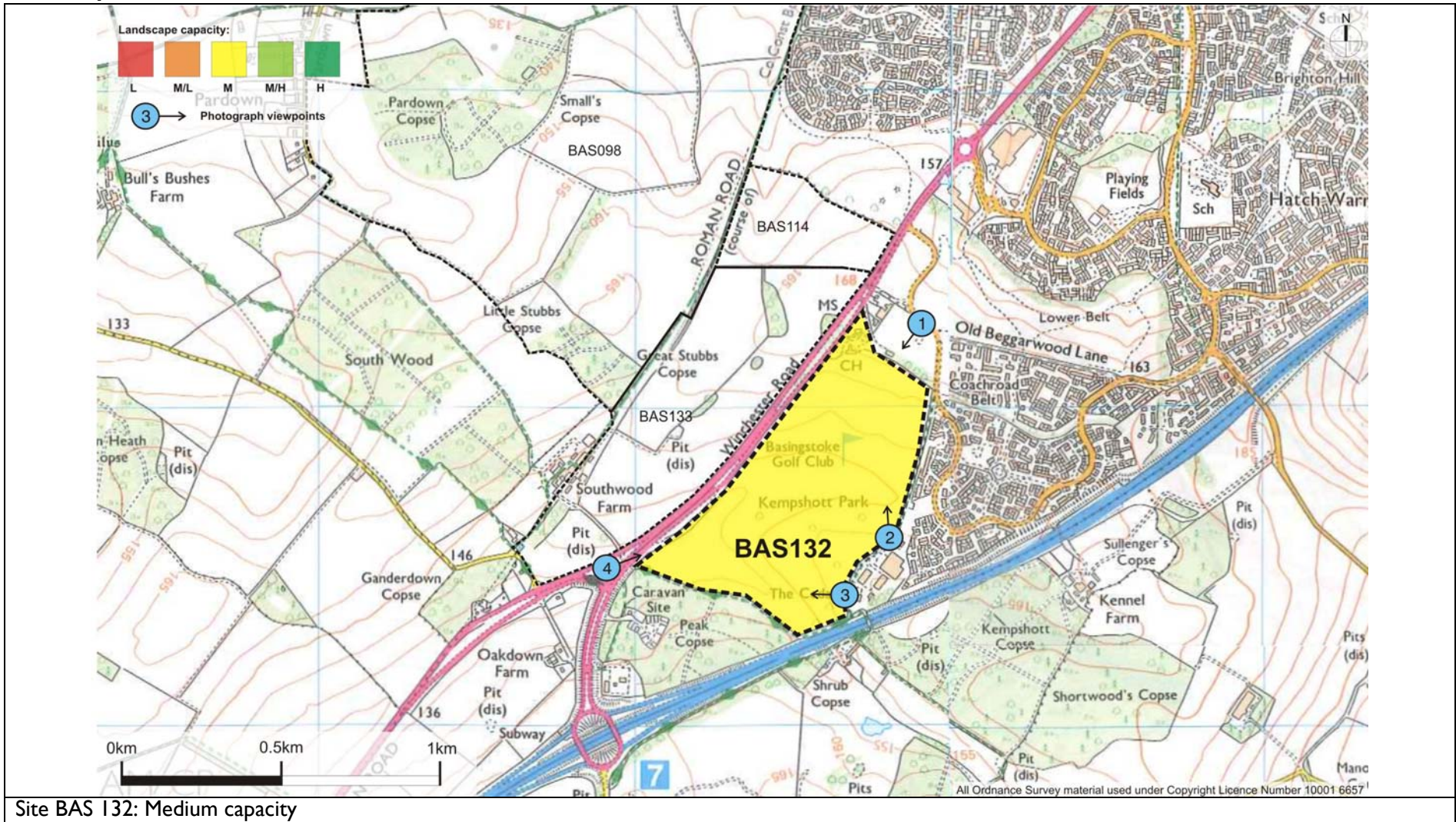
7. **Landscape Capacity: Medium (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

This site is not only remote from the adjacent urban settlements but it is also part of a dispersed rural hamlet and an area of open countryside. However the site is not of a relative high intrinsic landscape sensitivity or high visual sensitivity which has resulted in a medium landscape capacity. This needs to be balanced with the presumption against development away from existing settlements in the SPD Countryside Design Guidance.

SITE BAS 132

Site map:



Site BAS 132: Medium capacity

Site description:

BAS 132 is a golf course with undulating topography and artificial landform features throughout. A large number of tree belts and specimen trees have been established across the site and the boundaries comprise mature trees which form a very strong screen with some gaps allowing glimpsed views in. The site previously formed part of the 18th Century Kempshott Park estate prior to the demolition of Kempshott House upon construction of the M3.

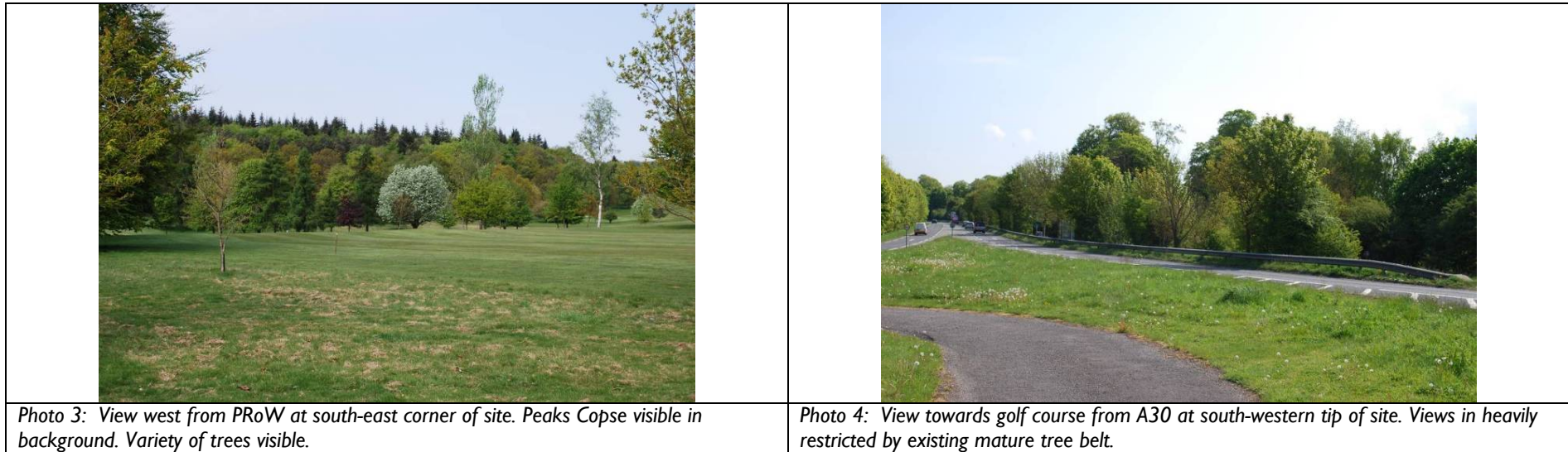
Key landscape planning factors:

The nearby settlement edge of the Beggarwood area of Basingstoke comprises residential and community facilities adjacent to the site, separated only by local roads, but is not visible due to the strong tree belt along the eastern boundary of the site and the development’s own boundary of high hedgerow planting. To the north-east of the site lies an open space which acts as a buffer between the majority of Basingstoke and the Beggarwood area. The A30 to the north-west and the M4 to the south form a strong natural boundary to the locally developed area and define the character area BA21.

The site lies within the local landscape character area BA21 South Basingstoke Amenity and Woodland of the 2008 Study which identifies the area as having a medium capacity for development.

Photographs:





Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Low Visual Sensitivity:

- Site seems very enclosed, views mainly internal;
- Views from long distance footpath have greater sensitivity, but offset by low intervisibility and other intrusive influences (A30, M3);
- Low level of receptors but moderate to high sensitivity tempered by intrusive influences;
- Good opportunities for mitigation by exploiting existing tree belts, with no impacts on the wider landscape;

Sensitivity may vary across site – further investigations required due to inaccessibility.

2. Medium Landscape Sensitivity:

- Highly artificial and managed landscape, but largely screened from public view;
- Good tree cover in and around site;
- Previously part of the 18th Century Kempshott Park estate;
- Road noise clearly audible, glimpsed views of road possible in places.

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

-
4. **Low Wider Landscape Sensitivity:**
 - Site not heavily influenced visually by built form, but forms an urban fringe use itself and shares no characteristics of the wider landscape.
 5. **Overall Landscape Sensitivity: Medium/Low (combines 3 and 4)**
 6. **Medium/High Landscape Value**
 - Long distance recreational route, Wayfarer's Walk, skirts the southern boundary of site (Regional recreational route);
 - Local recreational facility of some landscape value.
 7. **Landscape Capacity: Medium (combines 5 and 6)**

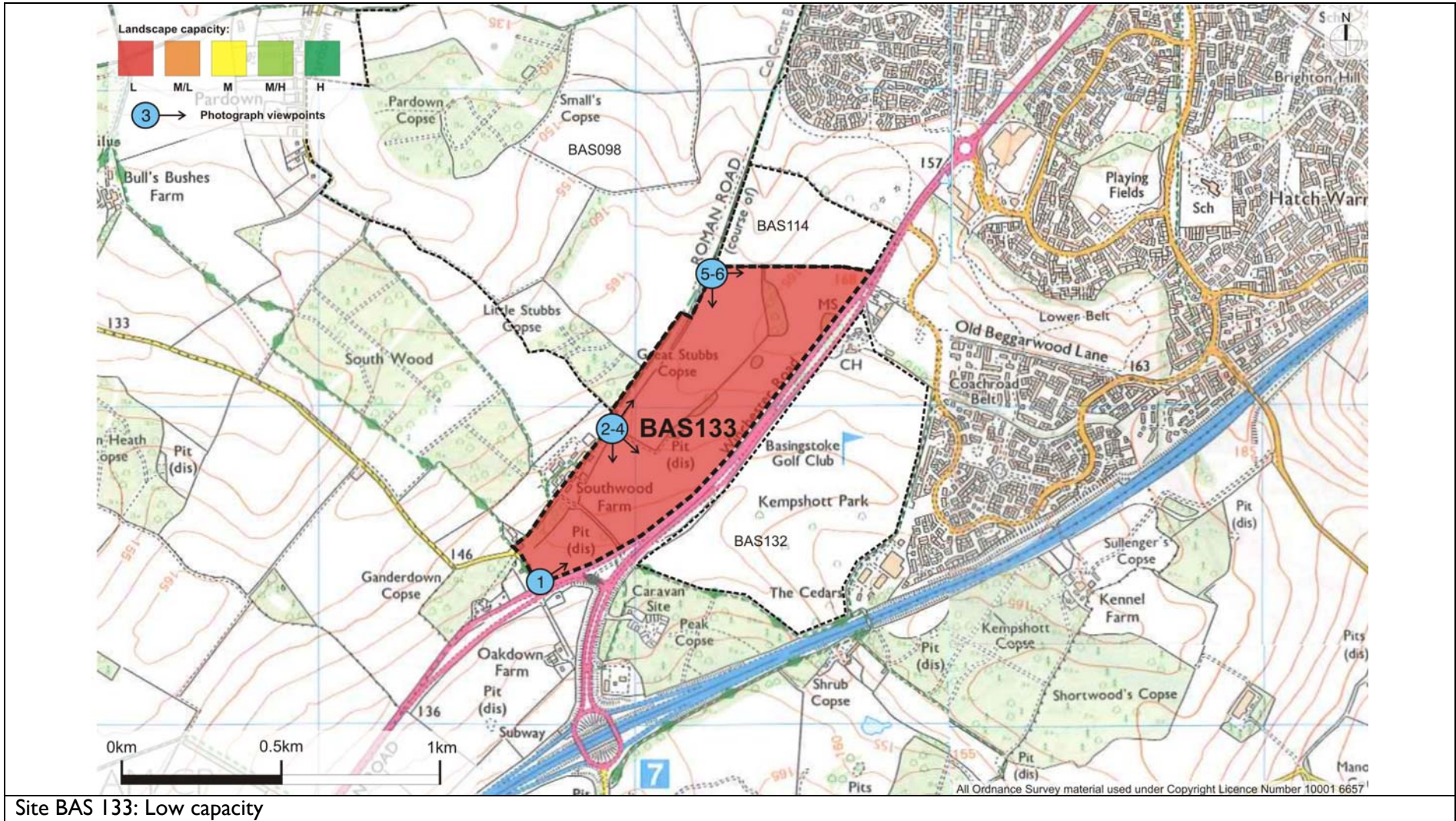
RECOMMENDATIONS AND COMMENTS:

Development could be accommodated within this landscape, which is deemed to have a medium landscape capacity consistent with the local landscape character area BA21 as outlined in the 2008 Study. Good visual separation currently exists between the site and the rest of Basingstoke, although physical links are strong, so new development would already be well screened. Furthermore, the character of the site would not be damaged by development, as it is a very artificial landscape and shares no characteristics with the wider area, which is separated from the site by the A30 and M3. Any historic character associated with Kempshott House has long since been eroded.

Strong potential exists for the design and layout of any development to maximise green infrastructure by retaining a high number of specimen trees throughout the site and create a network of linked green spaces between residences.

SITE BAS 133

Site map:



Site description:

BAS 133 is a gently rolling area of farmland, rising to the north-east and broken up by hedgerows and small copses or belts of trees. It is generally enclosed and sheltered from the surrounding area by mature trees, although long views out are possible towards the south and east from some parts of the site. Southwood Farm, which is partly enclosed by the site, has a listed building within its boundary.

Key landscape planning factors:

The site has a high degree of visual separation from Basingstoke, lying below a ridge to the north-east which serves to cut off views in this direction. Site BAS 114 sits adjacent, higher up the slope, and beyond this lies Old Down Woodland Park which acts as a strong buffer between Kempshott and the sites. The A30 to the south-east forms a strong boundary, whilst the site acts in conjunction with site BAS 114 as a buffer between this road and the surrounding countryside to the north-west, which possesses a strong rural character of a tranquil nature. The boundary of the site on this side follows the course of the Roman Road, consistent with the existing linear edge of Basingstoke.

If not adequately mitigated, development of the site may adversely impact the character of the adjacent countryside to the north-west between Basingstoke and Oakley by extending urban features into this valuable buffer. However, it would also be continuing development of the town in a logical way to the south along its existing linear edge, reaching a natural halt at junction 7 of the M3.

The site is not in an area designated for its landscape value, but lies within the local landscape character area BA22 North East Dummer Farmland and Woodland of the 2008 Study which identifies the area as having a low capacity for development.

Photographs:



Photo 1: View north-east from lane at south-west corner of site. Trees lining drive of Southwood Farm visible on left, high hedgerow screening A30 on right.



Photo 2: View north-east along PRow at north-east corner of Southwood Farm. Great Stubbs copse visible on left.



Photo 3: View south-east from PRow at north-east corner of Southwood Farm.



Photo 4: View south from PRow at north-east corner of Southwood Farm. Peak Copse visible on left, A30 glimpsed through gap in trees on middle-right



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/Low Visual Sensitivity: (combines 1 and 2)

- Site generally enclosed, views mainly internal;
- Open views from long distance footpath to south;
- Low level of receptors but moderate sensitivity;
- Some opportunities for mitigation by exploiting existing tree belts, some views may be lost.

2. Medium/High Landscape Sensitivity:

- Proximity of listed building, ancient woodland and SINC's increases sensitivity;
- Noise from roads quite well mitigated by boundary planting, increasing tranquillity;
- Footpaths adjacent to two boundaries;
- Course of Roman Road adjacent to western boundary;
- Significant mature tree and hedgerow cover.

-
3. **Landscape Character Sensitivity: Medium** (combines 3 and 4)
 4. **Medium/High Wider Landscape Sensitivity:**
 - Strong links with wider countryside;
 - Part of the landscape setting for Basingstoke;
 - Main roads are only influencing urban fringe uses, which are well screened.
 5. **Overall Landscape Sensitivity: Medium/High** (combines 5 and 6)
 6. **High Landscape Value**
 - Long distance recreational route, Wayfarer's Walk, skirts the southern boundary of site (Regional recreational route);
 - Grade II listed building within site. Possible historic significance of landscape features such as tree avenue following drive;
 - SINC within site.
 7. **Landscape Capacity: Low**

RECOMMENDATIONS AND COMMENTS:

The site is considered to have a low landscape capacity consistent with the local landscape character area BA22 as outlined in the 2008 Study for the following reasons: good separation, in both physical and visual terms, currently exists between the site and Basingstoke's southern edge which prevents the town impacting the wider countryside to the south-west and this would be eradicated by development; intrusion by the urban fringe is currently nominal, giving the site a character more consistent with the wider rural area – development would adversely impact this character, which is valuable to both the long distance recreational route and the setting of the listed farmhouse at Southwood Farm. Therefore, development could not be readily accommodated on this site.

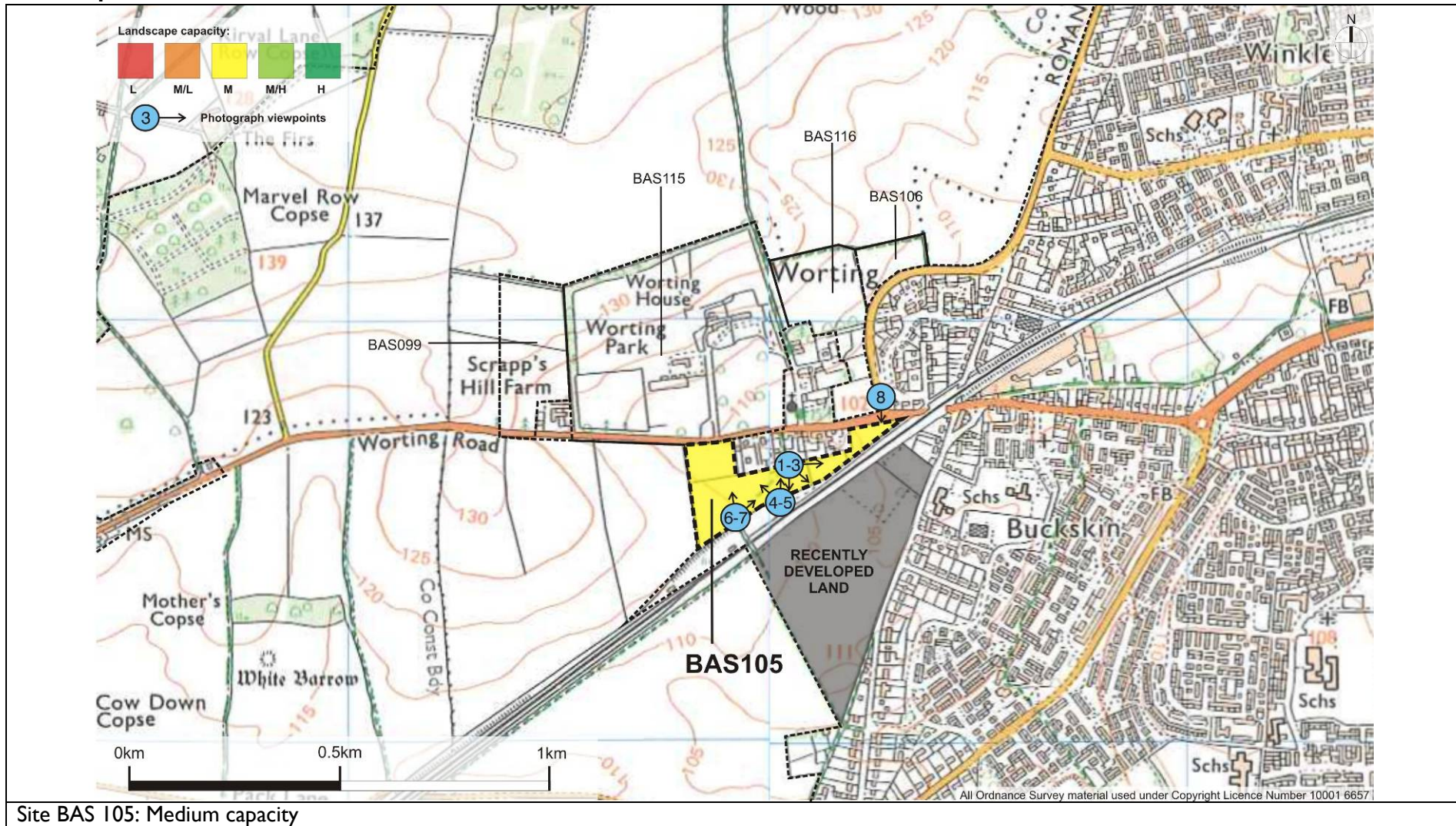
If it were to take place, the design and layout of any development would need to minimise impact upon the wider area, particularly to the south and south-west, limiting visual intrusion in views from the wider landscape and utilising as much green infrastructure as possible. A high standard in all aspects of design would be essential.

6.2. Basingstoke (Worting) – BAS 105, BAS 106, BAS 115, BAS 116, BAS 099

SITE BAS 105 119
SITE BAS 106 125
SITE BAS 115 129
SITE BAS 116 133
SITE BAS 099 139

SITE BAS 105

Site map:



Site BAS 105: Medium capacity

Site description:

BAS 105 is a very gently sloping site rising from east to west and comprising a mixture of pasture and rough grassland with pockets of developing scrub. Boundary treatment is inconsistent and gappy throughout the site, comprising a mixture of individual trees, tree belts, hedgerows of various conditions and fencing of different types. The railway runs along the southern boundary of the site, with very recent development beyond, whilst to the north lies the Conservation Area of Worthing and the Worthing Road.

Key landscape planning factors:

Basingstoke has a very strong linear western edge, which follows the course of the Roman Road and has been only been broken by development adjacent to Worthing on both sides of the railway, very recently in the case of the southern side to the south-east of the site. This has begun to surround the isolated cluster of development around the church at Worthing, which was previously separated from the larger Basingstoke. This site is important as a buffer between Worthing and the railway line and Basingstoke beyond. The eastern section of the site, along with the southern section of site BAS 116, is very important in defining the separation of Basingstoke and Worthing.

The site lies within the local landscape character area BA24 Enclosed Worthing Mixed Farmland of the 2008 Study which identifies the area as having a low capacity for development. In addition, part of the site lies within the Worthing Conservation Area, whilst the rest adjoins it.

Photographs:

	
<p><i>Photo 1: View east from northern end of PRow crossing site. Railway fencing visible throughout, associated structure on left. Power lines cross landscape and new development visible behind trees on right.</i></p>	<p><i>Photo 2: View approximately south from PRow crossing the site. New development visible behind trees on right, power lines crossing landscape.</i></p>



Photo 3: View south-west from PRow crossing the site, seen continuing on right. Strong tree belt between site and railway visible. Power lines crossing site. Discordant boundary treatment just visible on left.



Photo 4: View north from southern centre of site. Worting church spire visible in centre. Worting road not visible due to vegetation and topography.



Photo 5: View north-west from southern centre of site. Long views restricted by topography. Cedars on boundary of Scrapp's Hill Farm visible to right of centre.



Photo 6: View approximately north from southern end of PRow on site towards Worting Park. Long views restricted by topography and landform, but part of BAS 115 clearly visible. Worting road hidden.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/Low Visual Sensitivity:

- Variable degree of openness and enclosure around site;
- Main views east to west both in and out of site;
- Good opportunities for mitigation including reinforcing function as a buffer;
- Varying level of receptors depending on part of site, generally low sensitivity increased by importance as buffer.

2. Medium/Low Landscape Sensitivity:

- Proximity of listed buildings and conservation area increases sensitivity;
- High noise levels from railway and busy road;
- Generally low quality, poorly maintained landscape;
- Well used footpath crosses site.

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

-
4. **Medium/Low Wider Landscape Sensitivity:**
 - West end of site has links with the wider countryside;
 - Poorly maintained but useful buffer between Basingstoke and historic core of Worting;
 - Visual intrusion by power lines and railway.

 5. **Overall Landscape Sensitivity: Medium/Low (combines 3 and 4)**

 6. **Medium/High Landscape Value**
 - Part of the site lies within the Worting Conservation Area;
 - Site is setting for Grade II listed buildings.

 7. **Landscape Capacity: Medium (combines 5 and 6)**

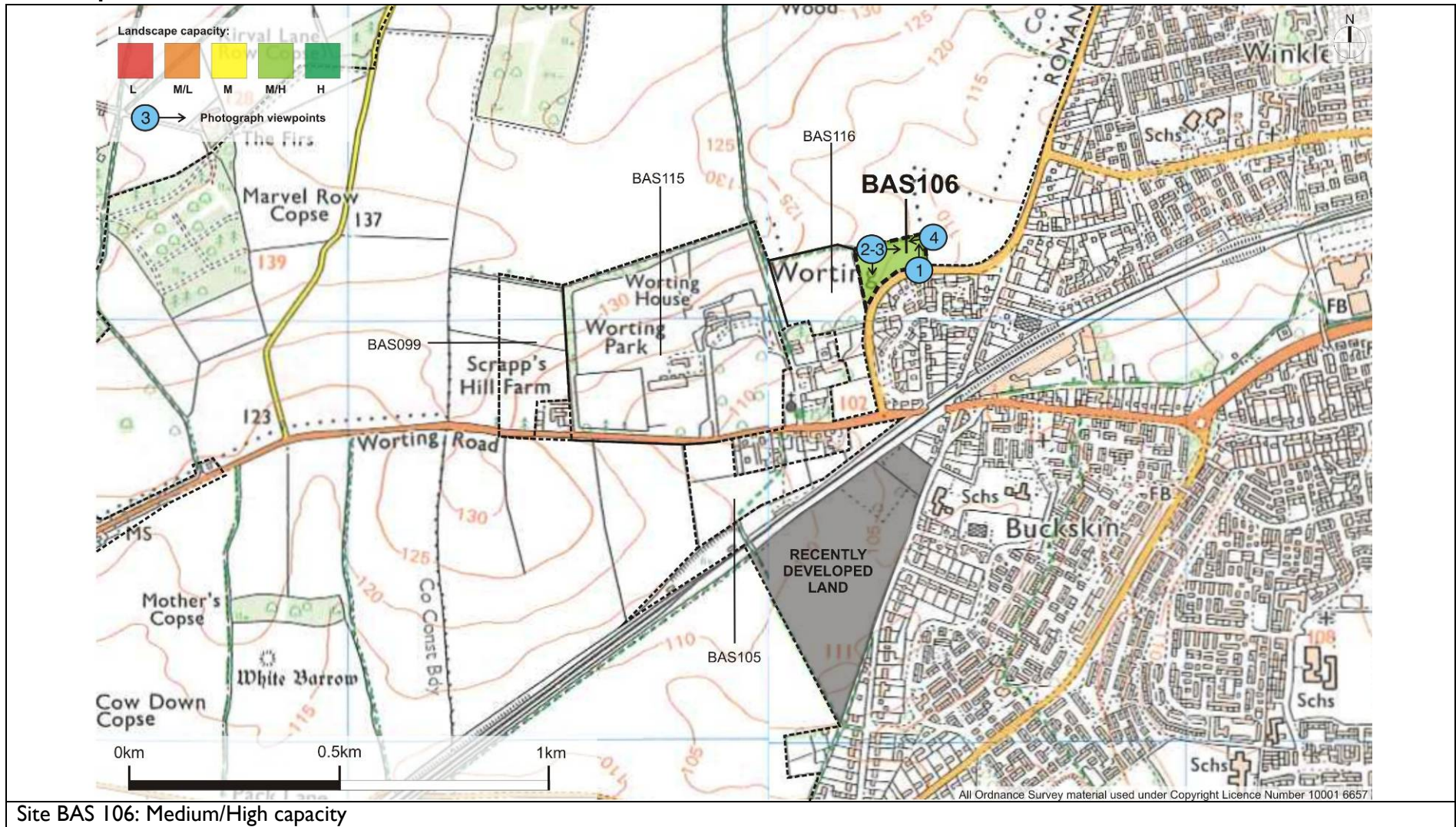
RECOMMENDATIONS AND COMMENTS:

Development could be accommodated on this site, however, it would need to limit visual intrusion on the wider landscape to the west, seek to minimise impacts upon the Conservation Area and maintain the separate character of the settlements.

The design and layout of any development would need to maintain an attractive rural aspect to the western boundary, utilising as much green infrastructure as necessary. Any development on the higher ground of the western half of the site would be likely to have a greater impact on the surrounding countryside. Adverse impacts upon the character of the adjacent wider countryside to the south would need to be mitigated and a high standard in all aspects of design would be essential.

SITE BAS 106

Site map:



Site BAS 106: Medium/High capacity

Site description:

BAS 106 is a very gently sloping field of rough grass containing some young trees and a derelict building, as well as piles of large logs. The site is bounded by hedgerows and hedgerow trees which restrict views to the north and west, but allow some visibility to the east and long views to the south.

Key landscape planning factors:

Basingstoke has a very strong linear western edge, which follows the course of the Roman Road and has been only been broken by development adjacent to Worthing on both sides of the railway, very recently in the case of the southern side. This has begun to surround the isolated cluster of development around the church at Worthing, which was previously separated from the larger Basingstoke. The site lies on the north side of Roman Way, a road providing a strong natural boundary to development in place of the previous straight edge. The site contributes to the separation between Basingstoke and Worthing.

The site lies within the local landscape character area BA24 Enclosed Worthing Mixed Farmland of the 2008 Study which identifies the area as having a low capacity for development. In addition, land immediately to the west of the site lies within the Worthing Conservation Area.

Photographs:

Photo 1: View north from southern boundary of sight. Views restricted by vegetation.



Photo 2: View south from PRoW at corner of derelict building. Long views to south over the top of existing housing.



Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium Visual Sensitivity:

- Open views from PRow crossing site and housing to south;
- Site generally visually degraded;
- High level of receptors but moderate sensitivity;
- Good opportunities for mitigation by enhancing boundary vegetation, some views may be lost.

2. Low Landscape Sensitivity:

- Site generally enclosed;
- Noise from roads and nearby train;
- No landscape features of interest;
- PRow crosses site.

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

-
4. **Medium Wider Landscape Sensitivity:**
 - Continuation of countryside edge west of Roman Road;
 - Strong presence of built form adjacent to site;
 - Little visual relationship with the wider landscape, except for distant views to the south, over Basingstoke.
 5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**
 6. **Medium/Low Landscape Value**
 - Part of countryside edge and separation between settlements;
 - Generally degraded condition.
 7. **Landscape Capacity: Medium/High (combines 5 and 6)**

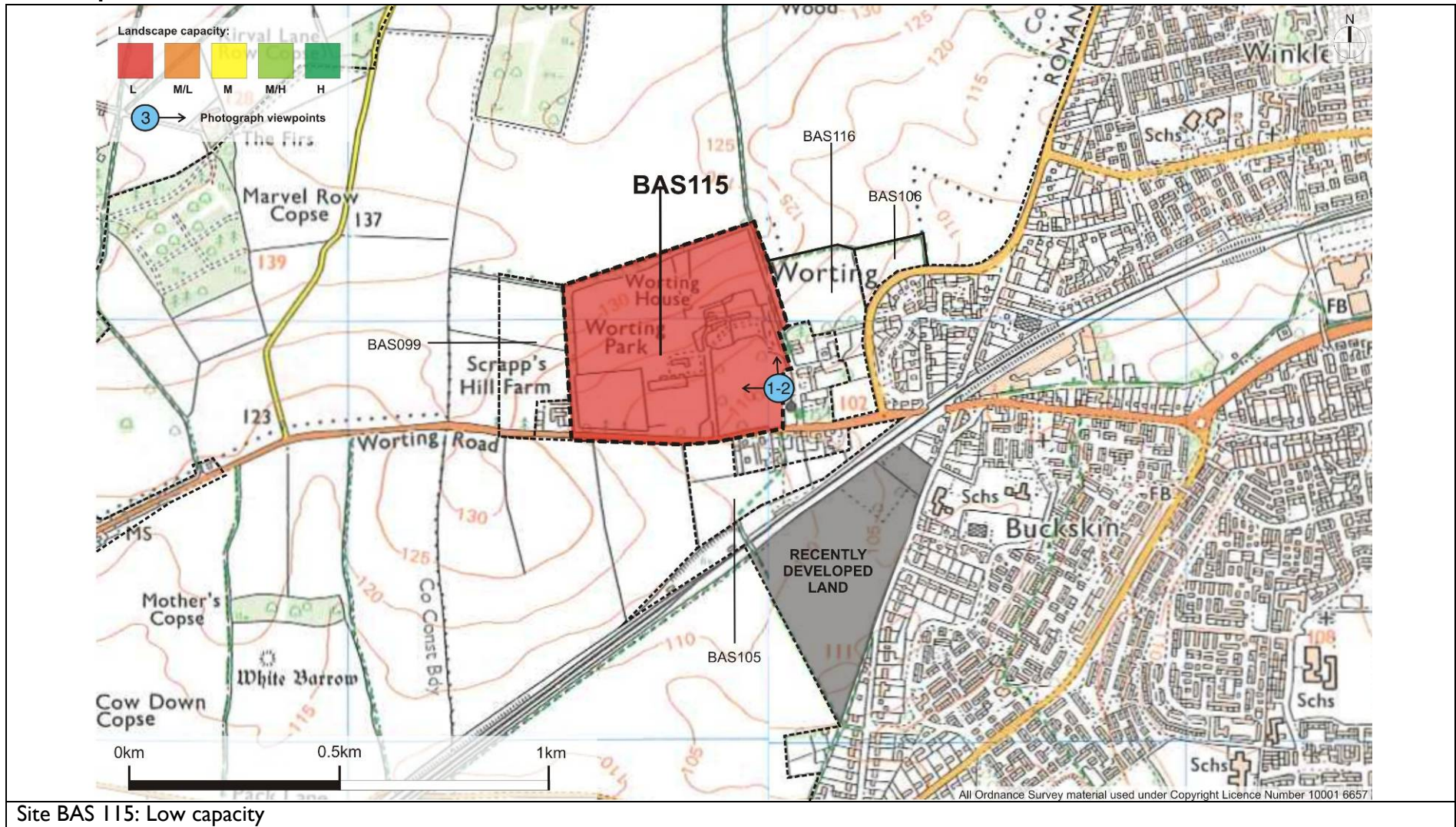
RECOMMENDATIONS AND COMMENTS:

The site is considered to have a higher landscape capacity than the local landscape character area BA24. The main reasons for this are: the greater urban influences on the site due to proximity of existing housing and busy road; the greater opportunity to mitigate the impact; the low intrinsic landscape sensitivity and value of the site.

Development could be accommodated within this landscape and would not adversely impact the character of the adjacent countryside to the north due to the strong screen created by vegetation. However, the importance of the site in separating Basingstoke and Worting and in continuing the strong countryside edge are significant factors which need to be considered.

SITE BAS 115

Site map:



Site BAS 115: Low capacity

Site description:

BAS 133 is an area of private parkland situated on a gentle slope, providing a setting for the historic and listed Worthing House, now used as a managed office complex. The site is bounded and separated internally by tree belts and comprises mainly pasture, as well as some recreational areas and gardens. A private residence is also located within the site, all of which falls within the Worthing Conservation Area.

Key landscape planning factors:

Basingstoke has a very strong linear western edge, which follows the course of the Roman Road and has been only been broken by development adjacent to Worthing on both sides of the railway, very recently in the case of the southern side. This has begun to surround the isolated cluster of development around the church at Worthing, which was previously separated from the larger Basingstoke. The site contributes to the separation of Worthing and Oakley and to the setting of Worthing village.

The site lies within the local landscape character area BA24 Enclosed Worthing Mixed Farmland of the 2008 Study which identifies the area as having a low capacity for development. In addition, land immediately to the west of the site lies within the Worthing Conservation Area.

Photographs:

Photo 1: View west from edge of graveyard, overlooking parkland. Farmyard style buildings visible between trees.



Photo 2: View north from edge of graveyard, looking towards car park. Worthing House visible on left, tennis courts visible behind car park.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. High Visual Sensitivity:

- Site quite open locally to south, forming part of the skyline;
- Longer views may be possible from higher ground on north of site;
- Numerous receptors with high expectations of this type of landscape;
- Limited opportunities for mitigation due to sensitivity of site. Further investigations required;

Sensitivity may vary across site – further investigations required due to inaccessibility.

2. High Landscape Sensitivity:

- Worting House is a historic building situated in a Conservation Area with other listed buildings;
- Mature tree belts around site and individual trees within parkland;
- Complex landscape largely enclosed from external views;
- Sensitivity may vary across site – further investigations required due to inaccessibility.

3. Landscape Character Sensitivity: **High (combines 1 and 2)**

4. Medium/High Wider Landscape Sensitivity:

- Weak links with wider landscape, but adjacent settlement does not impact site.

5. Overall Landscape Sensitivity: **High (combines 3 and 4)**

6. High Landscape Value

- Worting House is Grade II listed building and grounds are setting;
- Lies within Worting Conservation Area.

7. Landscape Capacity: **Low (combines 5 and 6)**

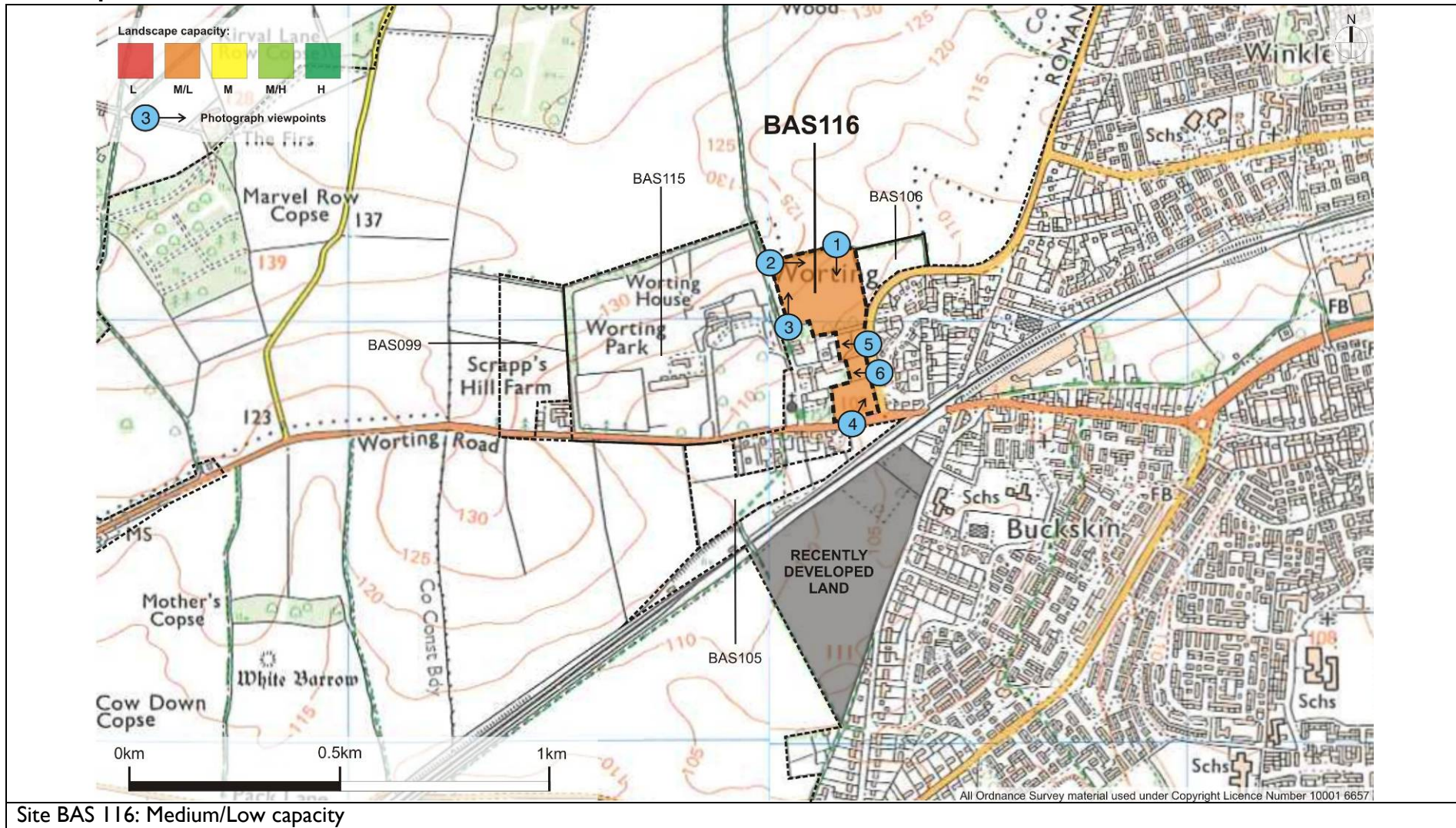
RECOMMENDATIONS AND COMMENTS:

Development could not be readily accommodated on the site for the following reasons: it would be out of keeping with the character of the historic Worting House and its grounds; it would adversely impact the Conservation Area by introducing urban features in a historically important part of the village where they do not currently exist and it would impact on the role the site plays as a setting for the village and in contributing to the separation of Worting and Oakley.

The design and layout of any development would need to minimise impact upon the Conservation Area and limit visual intrusion in views from both the village and the wider landscape, utilising as much green infrastructure as possible. A high standard in all aspects of design would be essential.

SITE BAS 116

Site map:



Site description:

BAS 116 is an irregularly shaped plot of land divided into three sections by strong tree belts. The western boundary is similarly bounded by a strong line of trees, whilst the eastern boundary is separated from the road and adjacent site BAS 106 by hedgerows with some individual hedgerow trees. The northern section of the site is the largest and comprises rough grass and wildflowers. Although enclosed on three sides this section has long views to the east. The middle section of the site is a neglected patch of rough grass with some self-set saplings around the edges and is separated from the adjacent property to the west by a tall evergreen hedge. The southern section of the site is also rough grass with some trees, but has a visually open boundary to Worthing Road, allowing views to the recent development to the south of the railway.

Key landscape planning factors:

Basingstoke has a very strong linear western edge, which follows the course of the Roman Road and has been only been broken by development adjacent to Worthing on both sides of the railway, very recently in the case of the southern side. This has begun to surround the isolated cluster of development around the church at Worthing, which was previously separated from the larger Basingstoke. This site, and in particular the southern section of the site, along with the eastern section of site BAS 105, is very important in defining the separation of Basingstoke and Worthing.

The site lies within the local landscape character area BA24 Enclosed Worthing Mixed Farmland of the 2008 Study which identifies the area as having a low capacity for development. In addition, the site lies within the Worthing Conservation Area.

Photographs:





Photo 3: View north from western edge of site. Long views restricted by strong hedgerow.



Photo 4: View north-east from Worting Road. Development to east of site visible on right. Tree belt screens northern parts of site on left.



Photo 5: View west from edge of Roman Way into middle section of site. Views blocked by evergreen hedge to private gardens within Worting Conservation Area.



Photo 6: View west into site from edge of Roman Way. View restricted by thick vegetation.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Footpath within north boundary with open views of north part of site and adjacent to north west of site with intermittent views into north part of site;
 - Enclosure and visibility varies between the three sections of the site;
 - Higher ground to north of site visible from residential Basingstoke, southern section of site visible from Worthing Road;
 - Good opportunities for mitigation by reinforcing existing vegetation buffers.

2. **Medium Landscape Sensitivity:**
 - Less common vegetation found in northern section of site;
 - High noise levels from adjacent roads and railway, mitigated towards the north by tree belts, increasing tranquillity;
 - Significant mature tree and hedgerow cover.

3. **Landscape Character Sensitivity: Medium (combines 1 and 2)**

4. **Medium wider Landscape Sensitivity:**
 - Continuation of countryside edge west of Roman Road;
 - Acts as a buffer to the adjacent properties within the Conservation Area;
 - Variation across site in degree of separation from urban influences;
 - Northern section of the site is shares characteristics of the wider landscape but is separated from it by screening.

5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**

6. **Medium/High Landscape Value**
 - Site lies within Worthing Conservation Area.

7. **Landscape Capacity: Medium/Low (combines 5 and 6)**

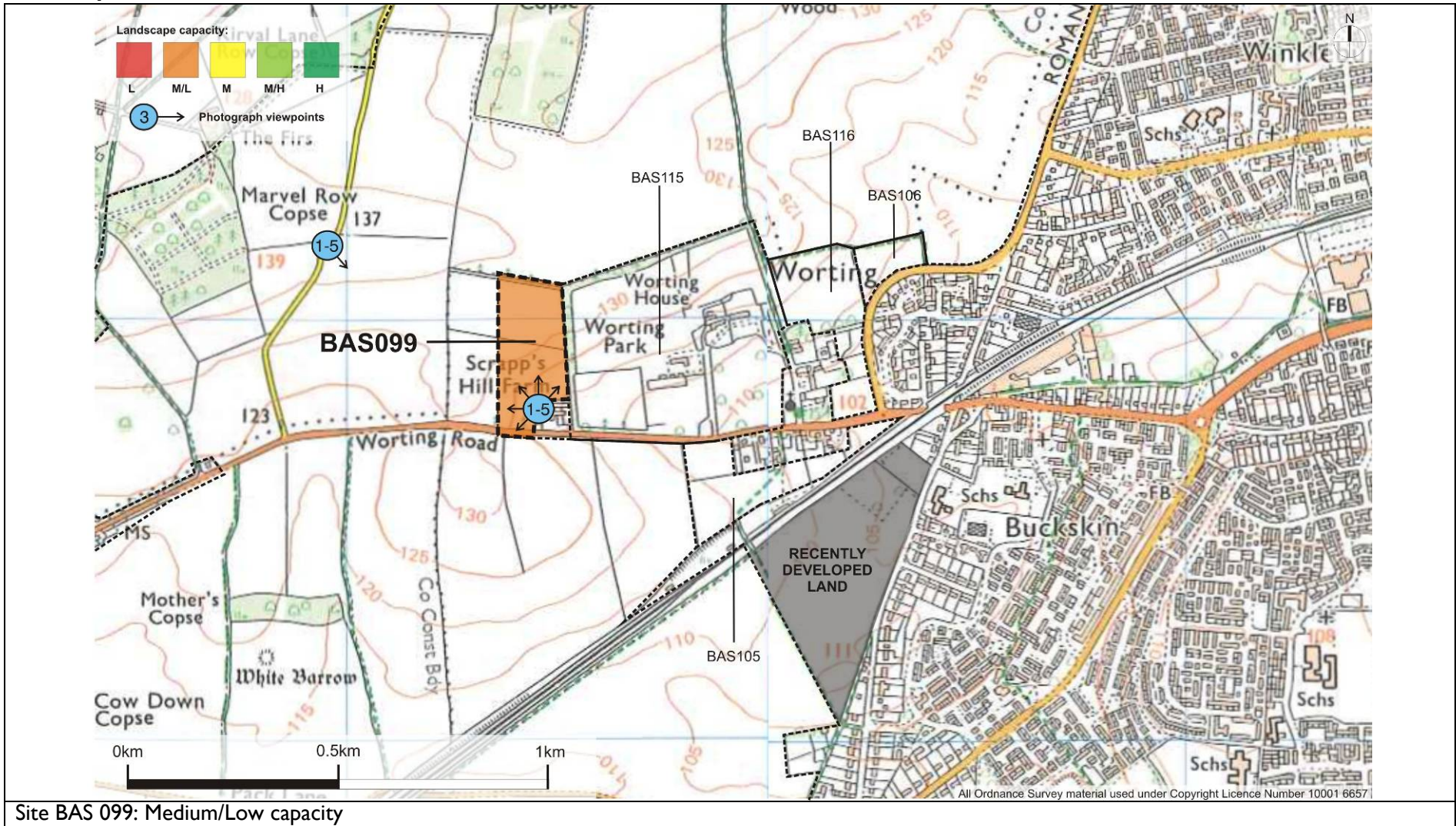
RECOMMENDATIONS AND COMMENTS:

Some development can be accommodated on this site, more readily so within the southern half which is influenced by the urban fringe, providing it limits visual intrusion on the wider landscape and seeks to minimise impacts upon the Conservation Area. However, development would need to respect the role of the site in separating Worthing from Basingstoke.

The design and layout of any development would need to maintain an attractive rural aspect and adequate buffer to the western boundary, utilising as much green infrastructure as necessary. Any development on the higher ground of the northern half of the site would be likely to have a greater impact on the surrounding countryside as its visibility would be greater than that of development lower down the slope to the south. Adverse impacts upon the character of the adjacent countryside to the north could be mitigated by the enhancement of the strong screen created by vegetation. A high standard in all aspects of design would be essential.

SITE BAS 099

Site map:



Site BAS 099: Medium/Low capacity

Site description:

BAS 099 is a gently sloping area of pasture immediately north of Worthing Road, rising to the north and divided by a hedgerow. It is loosely enclosed to the north and south by broken lines of mature trees, whilst to the east a strong tree belt screens the neighbouring Worthing Park. To the west the field continues outside of the site, although separated by fencing and newly planting hedging.

Key landscape planning factors:

Basingstoke has a very strong linear western edge, which follows the course of the Roman Road and has been only been broken by development adjacent to Worthing on both sides of the railway, very recently in the case of the southern side. This has begun to surround the isolated cluster of development around the church at Worthing, which was previously separated from the larger Basingstoke. The site contributes to the setting of Worthing Park and village and to the separation between Basingstoke and Oakley, beyond which lies open countryside of high scenic value.

The site lies within the local landscape character area BA24 Enclosed Worthing Mixed Farmland of the 2008 Study which identifies the area as having a low capacity for development. In addition, Scrapp's Hill Farm immediately adjacent to the site with open views lies within the Worthing Conservation Area.

Photographs:

Photo 1: View south-west from the car park of Scrapp's Hill Farm. Cars on road and longer views not visible behind hedge on left. Fence on right indicates edge of site.



Photo 2: View west from the car park of Scrapp's Hill Farm. Views out restricted by topography. Fence indicates edge of site.



Photo 3: View north-west from the car park of Scrapp's Hill Farm. Views out restricted by topography.



Photo 4: View north from the car park of Scrapp's Hill Farm. Northern section of site hidden behind hedge. Tree belt screening Worting Park visible on right.



Photo 5: View north-east from the car park of Scrapp's Hill Farm. Tree belt screening Worting Park dominates boundary.



Photo 6: View south-east towards Scrapp's Hill Farm from Lane to Wootton St. Lawrence. Very long views beyond, Basingstoke visible in middle distance.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Open views in from adjacent farm, including listed building;
 - Long views to south probably possible from northern part of site;
 - High number of receptors and moderate sensitivity;
 - Moderate opportunities for mitigation without loss of landscape character, at risk of closing off views to west.

2. **Medium Landscape Sensitivity:**
 - Proximity of listed building and Worthing Conservation Area increases sensitivity;
 - High noise levels from busy road;
 - Busy farm shop and fitness centre adjacent to site;
 - Individual trees may be remnants of parkland design features.

3. **Landscape Character Sensitivity: Medium (combines 1 and 2)**

4. **Medium Wider Landscape Sensitivity:**
 - Limited views of surrounding urban influences;
 - Shares characteristics of the wider landscape.

5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**

6. **Medium/High Landscape Value**
 - Setting of Grade II listed barn on Scropp's Hill Farm;
 - Adjacent to Worthing Conservation Area.

7. **Landscape Capacity: Medium/Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

Development could not be readily accommodated on the site for the following reasons because it would adversely impact the character of the adjacent countryside to the north-west, as well as that of Worthing, by expanding urban influence into an area currently occupied only by small scattered villages.

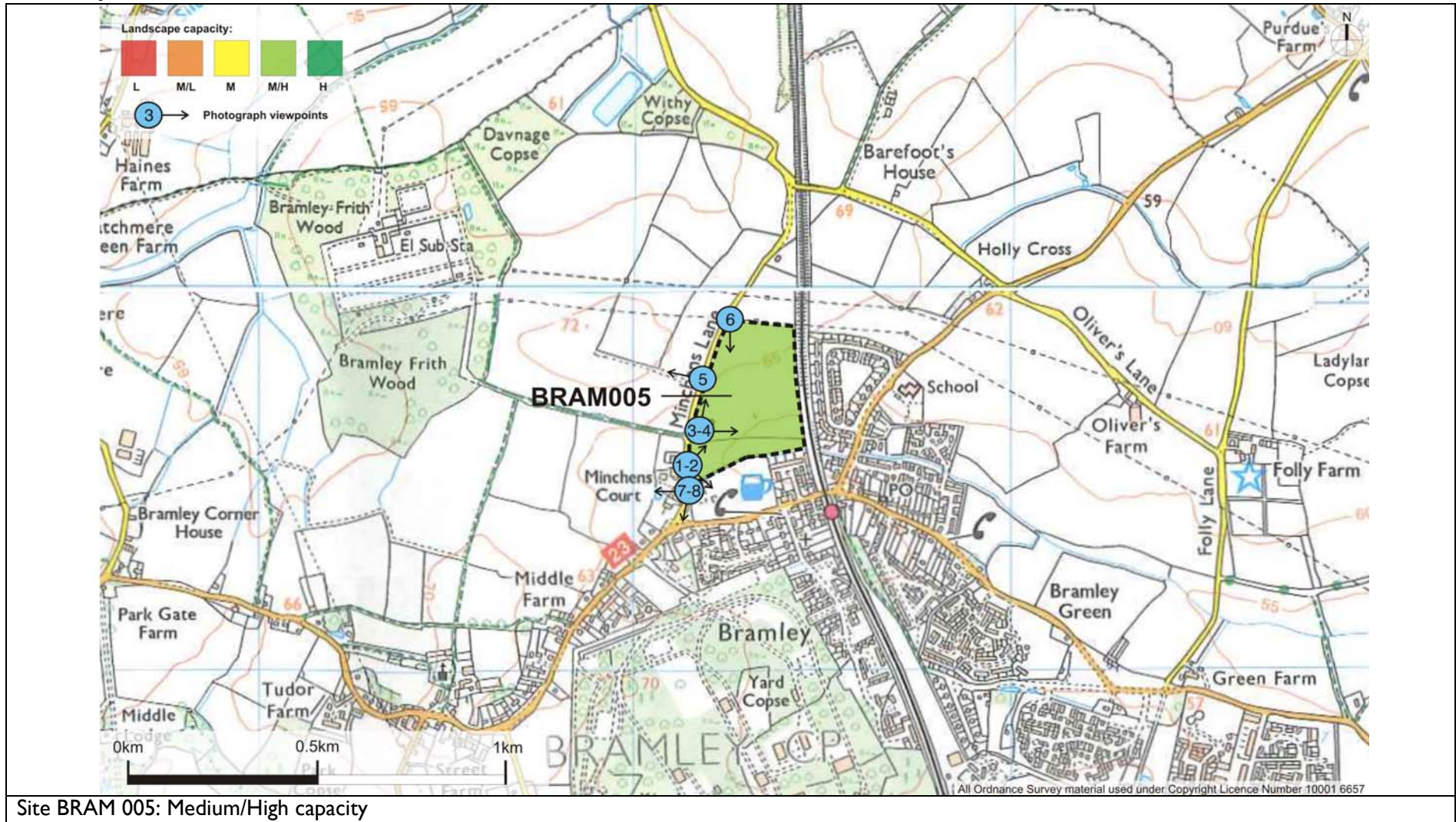
The design and layout of any development would need to minimise impact upon the Conservation Area and limit visual intrusion in views from both the farm and the wider landscape, maintaining an attractive rural aspect to the edges of the site with as much green infrastructure as necessary. A high standard in all aspects of design would be essential.

6.3. Bramley – BRAM 005

SITE BRAM 005 147

SITE BRAM 005

Site map:



Site BRAM 005: Medium/High capacity

Site description:

BRAM 005 covers an area of rising ground north of the village of Bramley, west of the railway line, and east of Minchens Lane. It includes a small field under pasture on the lower slopes, immediately east of Minchens Court (part of the setting of a listed building) and part of an open arable field on higher ground. These two fields are separated by a mature hedge. The site is bounded to the south by a mature hedge beyond which lies Cliff Meadow Recreation Ground and the village; to the west by a gappy hedge along Minchens Lane; and to the east by the railway line. The northern boundary is not demarcated on the ground but follows the line of pylons.

Key landscape planning factors:

Much of Bramley has a linear settlement pattern but in recent years small estates have been developed in clusters. An exception to this is the recent German estate. The estate to the east of the railway line, which is clearly visible from the site, is typical of these smaller estates. The settlement edge between the site and the village is fragmented but the site does appear as part of the open countryside north of the village.

The site is not in an area designated for its landscape value and has not been identified for its importance as part gap between settlements. The site lies within the local landscape character area BR01 Minchens Lane Slopes of the 2008 Study which identifies the area as having a medium/low capacity for development.

Photographs:





Photo 3: View north from south-west corner of north section of site. Power lines very intrusive. Land north of field boundary not visible due to vegetation.



Photo 4: View east from south-western corner of northern section of site. Railway, power lines and edge of Bramley visible throughout.



Photo 5: View west along farm track west of centre of site, towards electrical sub-station at Bramley Frith Wood.



Photo 6: View approximately south from western edge of northern extent of site. Recreation ground and housing in Bramley visible within lower lying land.



Photo 7: Minchens Barn and Minchens Court entrance, opposite southern end of site.



Photo 8: View south along Minchens lane from entrance to recreation ground adjacent to site. Listed structure visible on left.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium Visual Sensitivity:

- Upper slopes of the site are part of the skyline and locally visually exposed;
- A localised number of views from the village and Minchens Lane but otherwise not prominent;
- A good number of well used local views to the site;
- There is good potential to mitigate the impact of any development in keeping with the local landscape character. This should include hedge and hedgerow tree planting, enhancement of the area of pasture, and tree line on the skyline, beyond the pylon line.

2. Medium/Low Landscape Sensitivity:

- Southern small field has interest and provides a valuable setting to Minchens Court;
- The northern field has little landscape interest and is heavily influenced by the pylon line, the railway line and housing east of the railway;
- Site is in open countryside but lacks a good sense of tranquillity.

3. Landscape Character Sensitivity: Medium/Low (combines 1 and 2)

4. Medium/Low Wider Landscape Sensitivity:

- Site is affected by pylons and the railway line;
- Views of housing within Bramley;
- Similar landscape characteristics to the wider landscape.

5. **Overall Landscape Sensitivity:** Medium/Low (combines 3 and 4)

6. **Medium Landscape Value**

- No designations;
- Setting of listed building;
- Locally valued.

7. **Landscape Capacity:** Medium/High (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS:

The site is considered to have a higher landscape capacity than the local landscape character area BR01. The main reasons for this are: the greater urban influences on the site, the greater opportunity to mitigate the impact and the low intrinsic landscape sensitivity of much of the site.

Development on the site would not be out of keeping with recent settlement expansion, close to the existing built form, providing it respects the character and settlement pattern of Bramley, the setting of Minchens Court and limits visual intrusion on the village and the wider landscape. It is important to retain a soft edge to the north of the village here, and to the setting of Minchens Court, and for this reason the small area of pasture should be retained as green infrastructure.

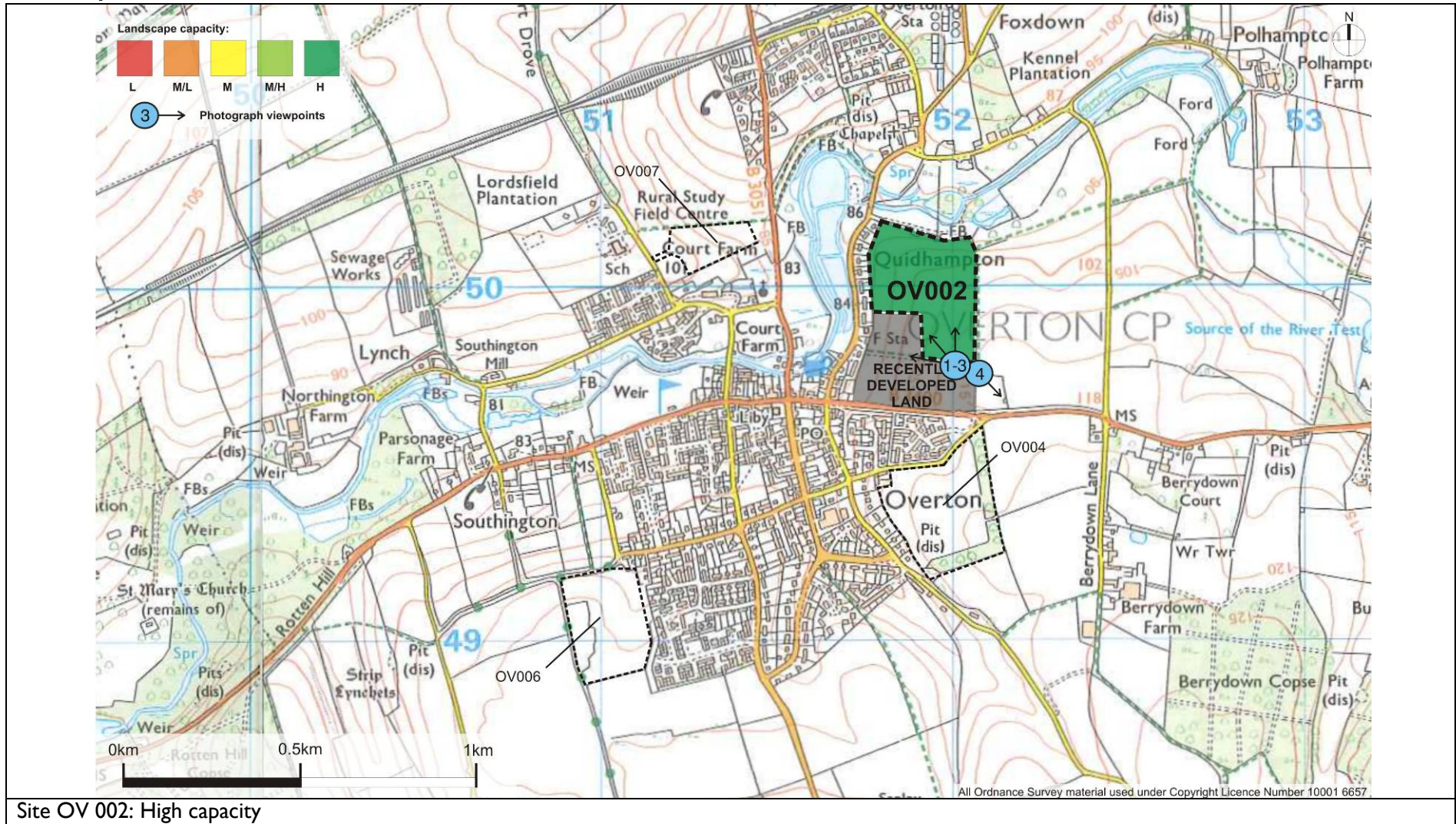
The design and layout of any development would need to limit visual intrusion in views from both the village and the wider landscape and maintain an attractive rural aspect to Minchens Lane. A high standard in all aspects of design is essential.

6.4. Overton – OV 002, OV 004, OV 006, OV 007

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SITE OV 007.....	169

SITE OV 002

Site map:



Site description:

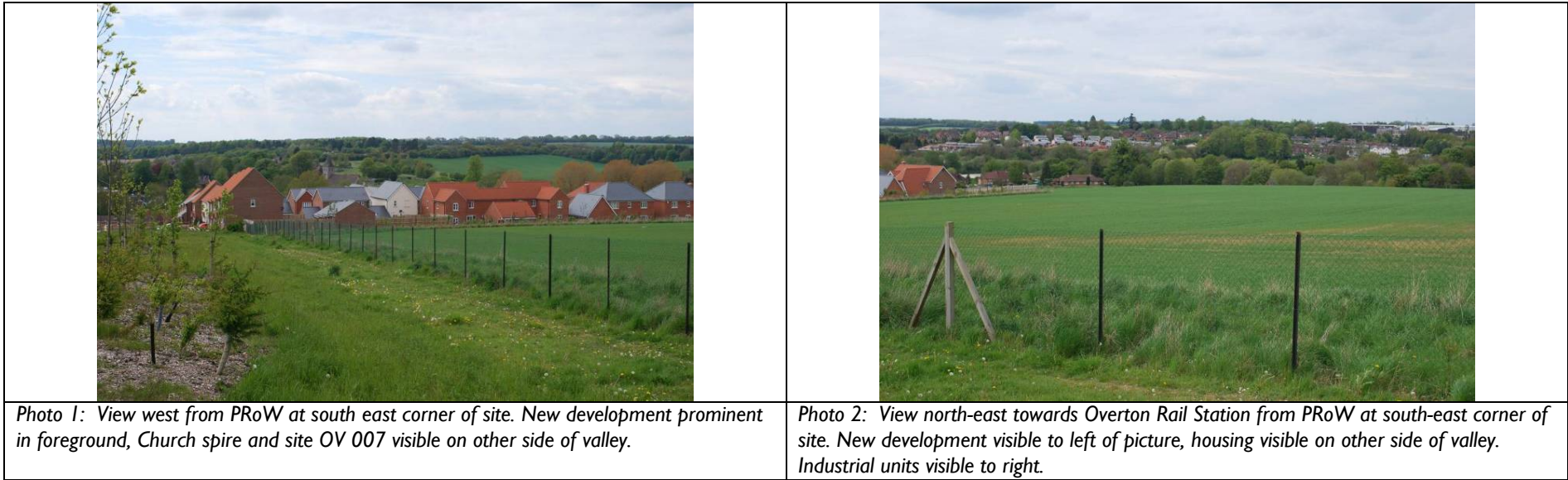
OV 002 is an exposed valley side under arable use located on the eastern side of Overton, just south of the River Test. Its boundaries are mainly open and offer long panoramic views from the upper slope towards the Downs to the north and the other side of the valley to the west. Very recent development is located in the south-west corner of the site, with adjoining open space located directly to the south.

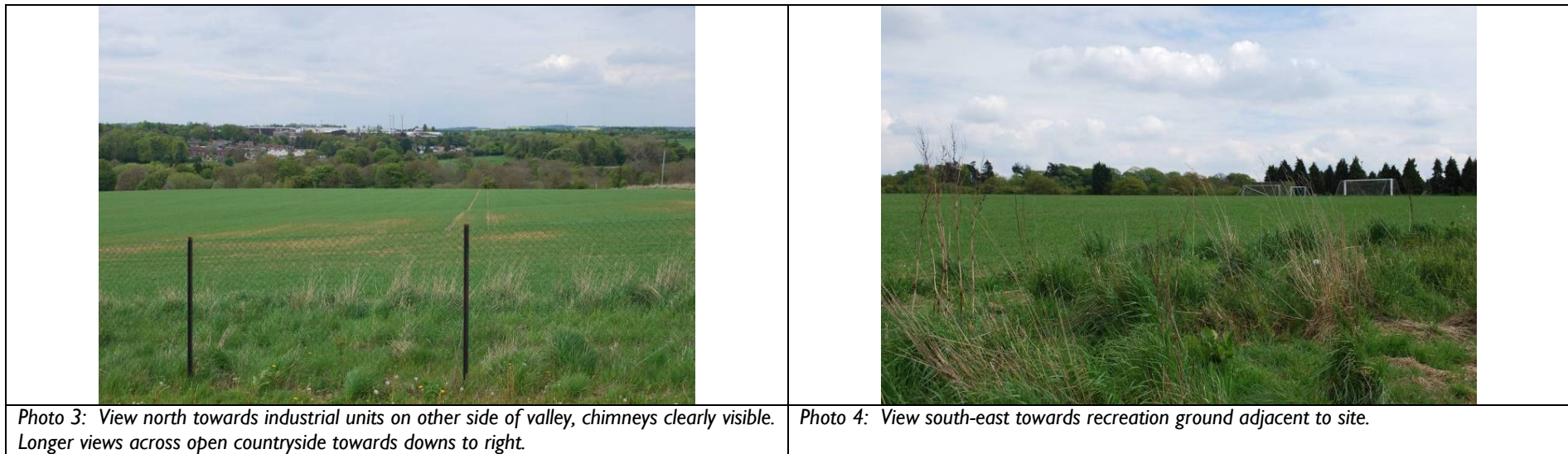
Key landscape planning factors:

At present the open aspect of the site, allowing clear views of other parts of Overton, diminishes the sense of a clear settlement boundary, a situation exaggerated by the presence of recent development on adjacent land. A stronger natural village boundary is formed by surrounding ridges.

Development on the site would further reduce the separation between Overton and Quidhampton.

Photographs:





Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Visually exposed;
- Significant intervisibility with surrounding countryside and Conservation Area;
- Numerous receptors;
- Good opportunities for careful mitigation, retaining openness to countryside to east.

2. Medium/Low Landscape Sensitivity:

- Exposed location, less so to northern end of site;
- Noise audible from surrounding roads and industrial uses, partly covered by wind ;
- No landscape features of interest.

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. Medium/Low Wider Landscape Sensitivity:

-
- Visual intrusion by mill complex on opposite side of valley to north and surrounding housing;
 - Strong visual link to wider landscape.

5. **Overall Landscape Sensitivity:** _____ **Medium/Low** (combines 3 and 4)

6. **Medium/Low Landscape Value**

- SSSI adjacent to site in valley floor.

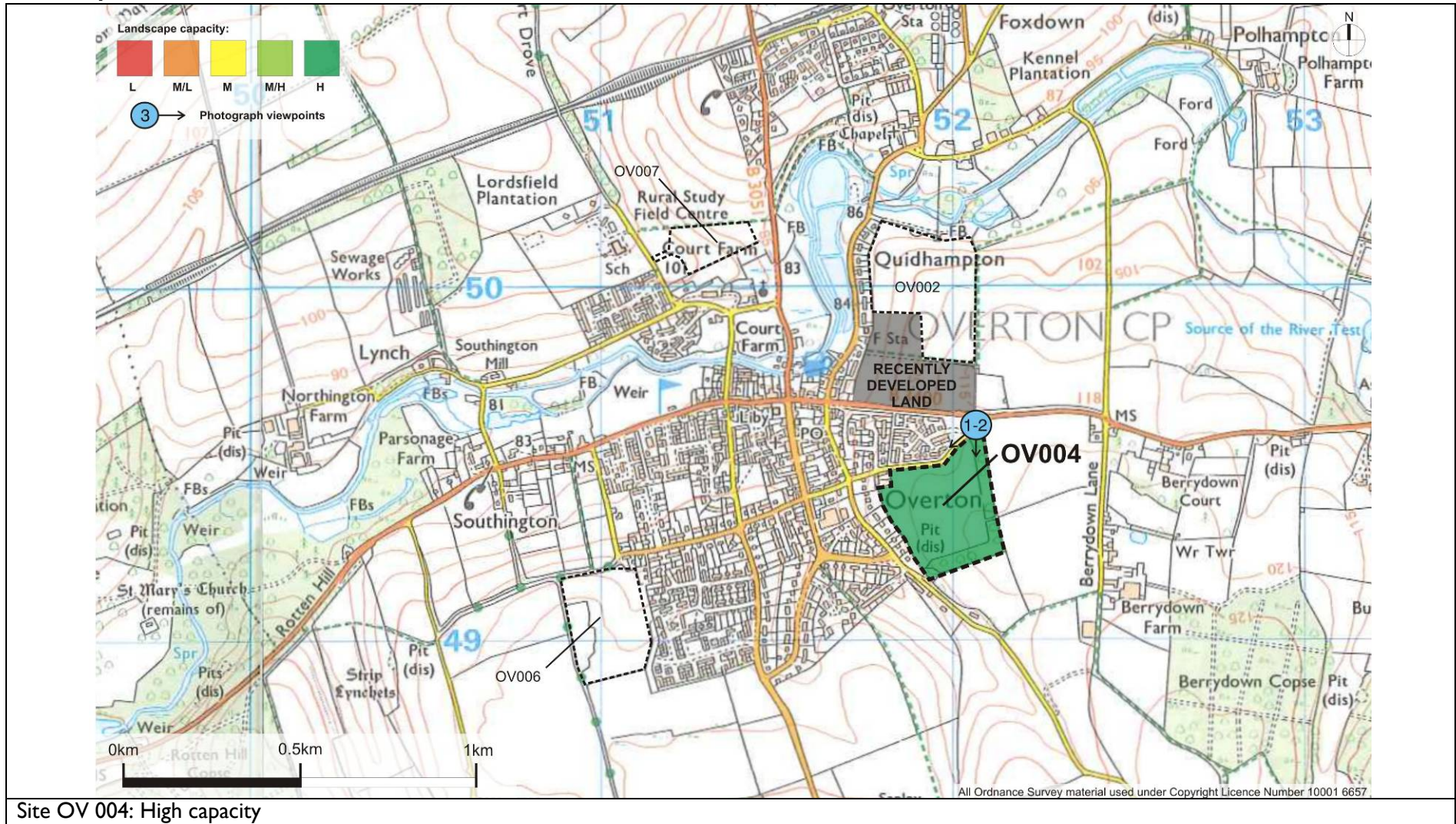
7. **Landscape Capacity:** _____ **High** (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS:

Development could be accommodated on the site and would not be out of keeping with recent settlement expansion, close to the existing built form, providing it respects the character and settlement pattern and limits visual intrusion on the village and the wider landscape. It is important to retain a soft edge to the east of the site, which is on high ground and has strong visual links with the wider countryside to the north-east. Equally important is protecting views in and out of the Conservation Area on the other side of the valley to the west.

SITE OV 004

Site map:



Site OV 004: High capacity

Site description:

OV 004 is an enclosed, relatively flat pastoral field, largely sheltered from view by mature hedgerows and trees. Restricted views in may be glimpsed from the adjacent Two Gate Lane, but no PProV exists across the site or along other boundaries, making the site inaccessible and difficult to assess.

Key landscape planning factors:

Close to the site a distinct edge to the settlement is formed by vegetation surrounding the housing estates typical of the southern part of Overton, which are in contrast with the character of the historic core of the village. This means that the existing settlement edge is well screened from the surrounding countryside to the east. The mature vegetation on the south and east sides of the site form a strong natural boundary to future settlement expansion and maintains the effective screening of the edge of the village.

Photographs:

Please refer to page 2 of the Executive Summary for a summary of the assessment process

I. Low Visual Sensitivity:

- Almost completely enclosed by strong boundary of vegetation;
- Possibly some views in from adjacent properties and countryside to west;

- Good opportunities for mitigation through continuation of existing vegetation.

Sensitivity may vary across site – further investigations required due to inaccessibility

2. Low Landscape Sensitivity:

- Strong tree belts to south and west boundaries;
- Tranquil , sheltered location;
- No landscape features of interest.

3. Landscape Character Sensitivity: **Low (combines 1 and 2)**

4. Medium Wider Landscape Sensitivity:

- Little influence from the urban edge;
- Visual links only with wider countryside;
- Links are limited by strong existing screening to south and east.

5. Overall Landscape Sensitivity: **Medium/Low (combines 3 and 4)**

6. Low Landscape Value

- Area separated from community by screening.

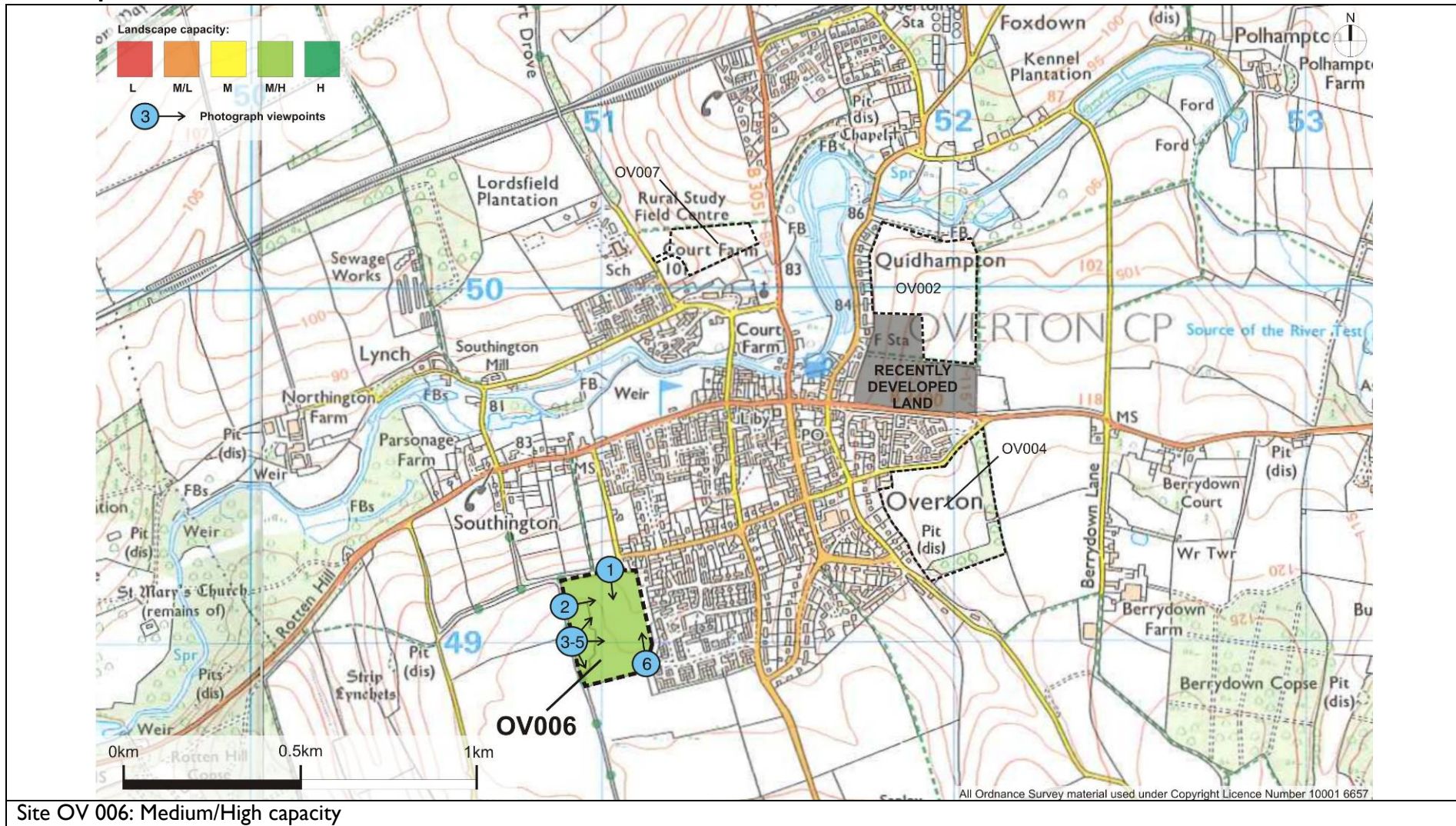
7. Landscape Capacity: **High (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

Development could be readily accommodated within this landscape due to the strong existing screening and the opportunities to enhance and extend it. The tree belts to the south and east form a strong potential edge to the settlement and views in and out of the site are likely to be very limited, so impact upon the surrounding landscape would be low.

SITE OV 006

Site map:



Site description:

OV 006 is an open, undulating field on the south-western edge of Overton, bounded by tree belts to the north and west and existing development to the east. To the south the site is open to adjacent fields, scattered with hedgerows and copses. The majority of the site is under arable use, but a strip against the western boundary has been allowed to go over to developing scrubby vegetation.

Key landscape planning factors:

Although no obvious boundary to the settlement is defined by the grid based infrastructure there is a distinct edge formed by the housing estates typical of the southern part of Overton, which are in contrast with the character of the historic core of the village. As a result the site appears to form part of the open countryside to the south-west of the village.

Development of the site may contribute to the spread of the village further away from the centre into the surrounding countryside, further weakening the already diminished definition of settlement boundary.

Photographs:

Photo 1: View south from northern end of site. Existing estate encloses the site on the eastern boundary.



Photo 2: View east towards the adjacent estate, showing long views opening up from the higher parts of the site.



Photo 3: View north-east from centre of scrub area, showing long panoramic views, with Overton Mill visible in distance.



Photo 4: View east towards existing estate. Vegetation in Private gardens contributes to landscape.



Photo 5: View south-east towards surrounding countryside and informal footpath (where scrub ends). Jackson's Copse visible to left.



Photo 6: View north from Pond Close, at south east corner of site. Long views prominent, with other parts of Overton hidden by topography. Estate to right.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Long views in and out of the site;
 - Moderate level and sensitivity of receptors;
 - Good opportunities for careful mitigation, retaining openness to provide backdrop to settlement edge;
 - Site forms skyline in views from the north;
 - Panoramic views towards north.

2. **Medium/Low Landscape Sensitivity:**
 - Tranquil location on the settlement edge;
 - Footpaths bound site, in addition to informal path to south;
 - Adjoining gardens make contribution to the landscape;
 - Rolling top of valley;
 - Good vegetation structure at boundaries.

3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**

4. **Medium Wider Landscape Sensitivity:**
 - Exposed views of the adjacent estate;
 - More distant views of other urban fringe uses;
 - Characteristics of wider countryside.

5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**

6. **Medium/Low Landscape Value**
 - SINC adjoins northern boundary;
 - Important open space to adjacent properties.

7. **Landscape Capacity: Medium/High (combines 5 and 6)**

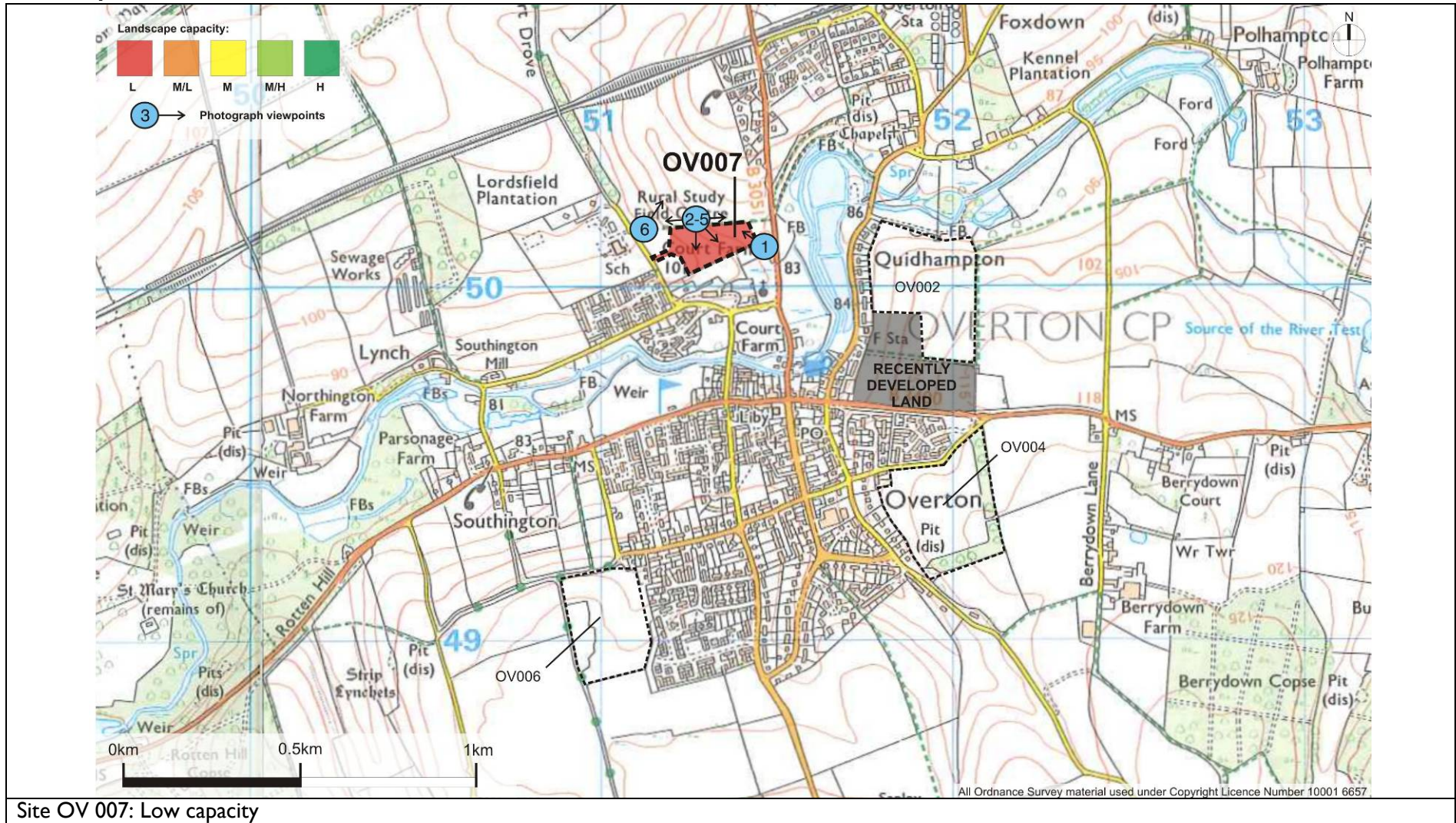
RECOMMENDATIONS AND COMMENTS:

Development can be accommodated within this landscape, given the existing urban influences on the site, the opportunities to mitigate the impact and the low intrinsic landscape sensitivity of much of the site.

Development on the site would not be out of keeping with recent settlement expansion, close to the existing built form, providing it respects the character and settlement pattern and the setting of the wider countryside to the south-west. It is especially important that an appropriate layout and effective mitigation are employed to limit visual intrusion on the long views in from the wider landscape.

SITE OV 007

Site map:



Site description:

OV 007 is a sloping hillside field, divided into smaller compartments, comprising pasture and small stands of trees. It forms part of the valley side and is generally enclosed from longer views by topography and vegetation, although has some intervisibility with the slopes of the opposite side of the valley where site OV 002 is located.

Key landscape planning factors:

Much of the surrounding settlement edge to the north of the village is not visible due to topography and vegetation, but generally follows the route of the river Test in a fragmented fashion. Further south development comprises more clustered estates.




Directly adjacent to the site are Court Farm and St. Mary's Church, the northern boundaries of which are not typical of the settlement edge, being more open and rural in character. Although the site itself is outside it, these buildings lie within the Conservation Area of Overton.

Photographs:

Photo 1: View west into site from adjacent graveyard.



Photo 2: View south on PRow adjacent to site. Site OV 002 visible to right of picture on opposite side of valley.

	
<p><i>Photo 3: View south from PRow towards Court Farm. Buildings just visible, longer views obscured by topography.</i></p>	<p><i>Photo 4: View south-west from PRow. No views possible from this location, but may be longer views in this direction from top of site, which is inaccessible.</i></p>
	
<p><i>Photo 5: View west along PRow towards school site on other side of Court Drove. Existing tree belt on site visible to left, open arable field to right.</i></p>	<p><i>Photo 6: View north-east from western end of PRow, across arable field to north of site. Existing estate visible to right of picture, with Overton Mill chimney just visible beyond.</i></p>

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/High Visual Sensitivity:**
 - Proximity to Conservation Area increases sensitivity;
 - Significant local views in and out of the site, including views in from AONB;
 - Moderate level of receptors but high sensitivity;
 - Some opportunities for mitigation, at risk of impacting the rural backdrop of the church (contrary to VDS).

2. **Medium/Low Landscape Sensitivity:**
 - Proximity to Conservation Area and listed buildings increases sensitivity;
 - Tranquillity interrupted by trains and school;
 - Well managed hedgerow boundaries;
 - Few landscape features of interest.

3. **Landscape Character Sensitivity: Medium (combines 1 and 2)**

4. **Medium Wider Landscape Sensitivity:**
 - Visual links with AONB;
 - Physical separation from wider landscape by railway and embankment;
 - Some visual intrusion by recent development on opposite side of valley.

5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**

6. **High Landscape Value**
 - Adjacent to an ‘Open Area of Townscape Significance’, identified in the *Overton Conservation Area Appraisal* (B&D BC);
 - Part of setting for Grade II* listed buildings (St. Mary’s Church & Court Farm buildings).

7. **Landscape Capacity: Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

Development could not be readily accommodated on the site for the following reasons: it would be out of keeping with the majority of previous settlement expansion, which occurs to the south of the historic core of the village; it would adversely impact the Conservation Area’s important rural backdrop and significant views of the Church as identified in the Overton VDS by introducing urban features in an historically important part of the village where they do not currently exist.

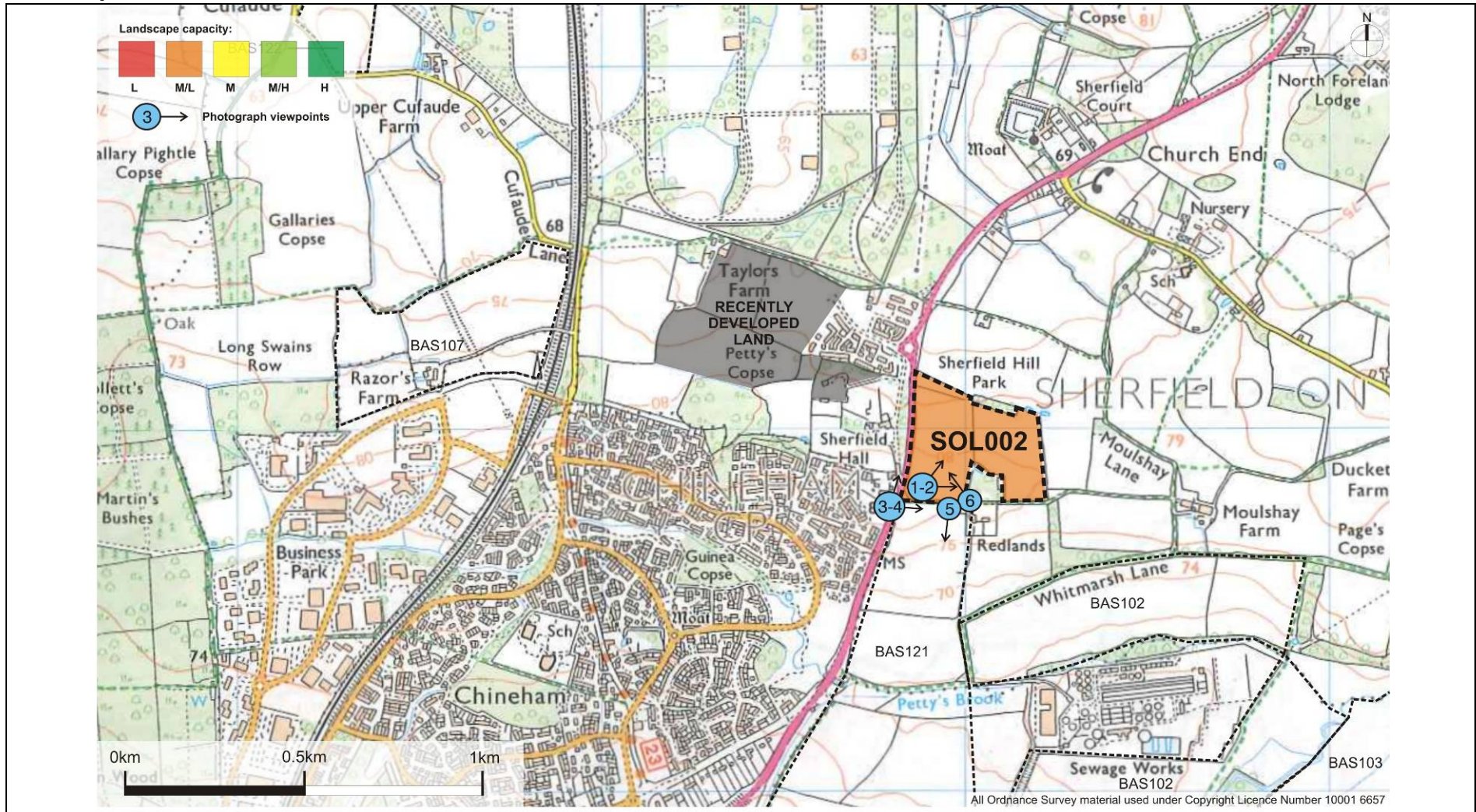
The design and layout of any development would need to minimise impact upon the Conservation Area and limit visual intrusion in views from both the village and the wider landscape, maintaining an attractive rural aspect to the northern edge of the village with as much green infrastructure as possible. A high standard in all aspects of design would be essential.

6.5. Sherfield on Loddon – SOL 002

SITE SOL 002..... 177

SITE SOL 002

Site map:



Site SOL 002: Medium/Low capacity

Site description:

SOL 002 sits on the brow of a local high point (80m AOD) east of Sherfield Hall with gently falling slopes to the north down towards Bramley and southwards down to Petty’s Brook. It is bounded by the A33 along the west side and by a tree lined track to Redlands along its southern boundary. The northern and eastern boundaries are marked by hedgerows and a tree belt. The site comprises one field which wraps around the garden north of Redlands and has a distinct parkland character with infield trees and more formal tree planting. It may have once been part of the Sherfield Hall estate but this has not been confirmed.

Key landscape planning factors:

The site is separated from the Chineham area of Basingstoke by the A33 and tree belts and, despite the close proximity of the urban area, retains a strong rural character. A wide stretch of open countryside (which includes BAS 102 and 121) separates the site from Old Basing and due to the topography the site relates more closely to the open rural area to the north, with good intervisibility with Church End.

The site is not in an area designated for its landscape value and has not been identified for its importance as part of the gap between settlements. The site lies within BR08 Wildmoor Mixed Farmland and Woodland of the 2008 Study and identifies the area as having a low capacity for development.

Photographs:



Photo 1: View north-east from south-western corner of site. The Loddon School visible in distance with woodland beyond, which obscures longer views.



Photo 2: View east from south-western corner of site. Private garden prominent in centre. Longer views hidden by topography and vegetation.



Photo 3: View east along driveway leading to private residences on southern boundary of site. Mature hedgerow and tree screen visible on left.



Photo 4: View north along western boundary of site. Established hedgerow on boundary visible in centre, screening site from A33.



Photo 5: View approximately south from driveway to south of site, looking through lime avenue. A33 visible on right. Long views on left, partly obscured by mist.



Photo 6: View north-west from end of driveway south of site. New development on Gaiger Avenue visible in centre.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium/High Visual Sensitivity:

- Due to its hill top location and open character the site is visually exposed;
- The site is visible from the busy A33 and local footpath network;
- The visual contrast with the adjacent built up area is marked;
- The potential to screen the site through planting is limited without damaging the landscape character.

2. Medium Landscape Sensitivity:

- Remnants of parkland landscape;
- Tranquillity disturbed by presence of the A33;
- Open landscape with good tree cover along boundaries.

3. Landscape Character Sensitivity: Medium/High (combines 1 and 2)

4. Medium/High Wider Landscape Sensitivity:

- Site is affected by the proximity of the A33;
- However there is a good level of intervisibility with the wider rural landscape, and in particular Church End;
- It also shares landscape characteristics with the wider rural landscape and links with Sherfield Hall, a local historic park.

5. Overall Landscape Sensitivity: Medium/High (combines 3 and 4)

6. Medium Landscape Value

- No designations;
- No evidence of local community value;
- Part of setting to Sherfield Hall Park.

7. Landscape Capacity: Medium/Low (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS:

The site is considered to have a slightly higher landscape capacity than landscape character area BR08 because of the proximity and influence of the A33 and Chineham. However despite this, it appears more remote from the urban area than it actually is (partly due to the extensive open area to the north of Old Basing) and shares many of the strong rural landscape and visual characteristics of the

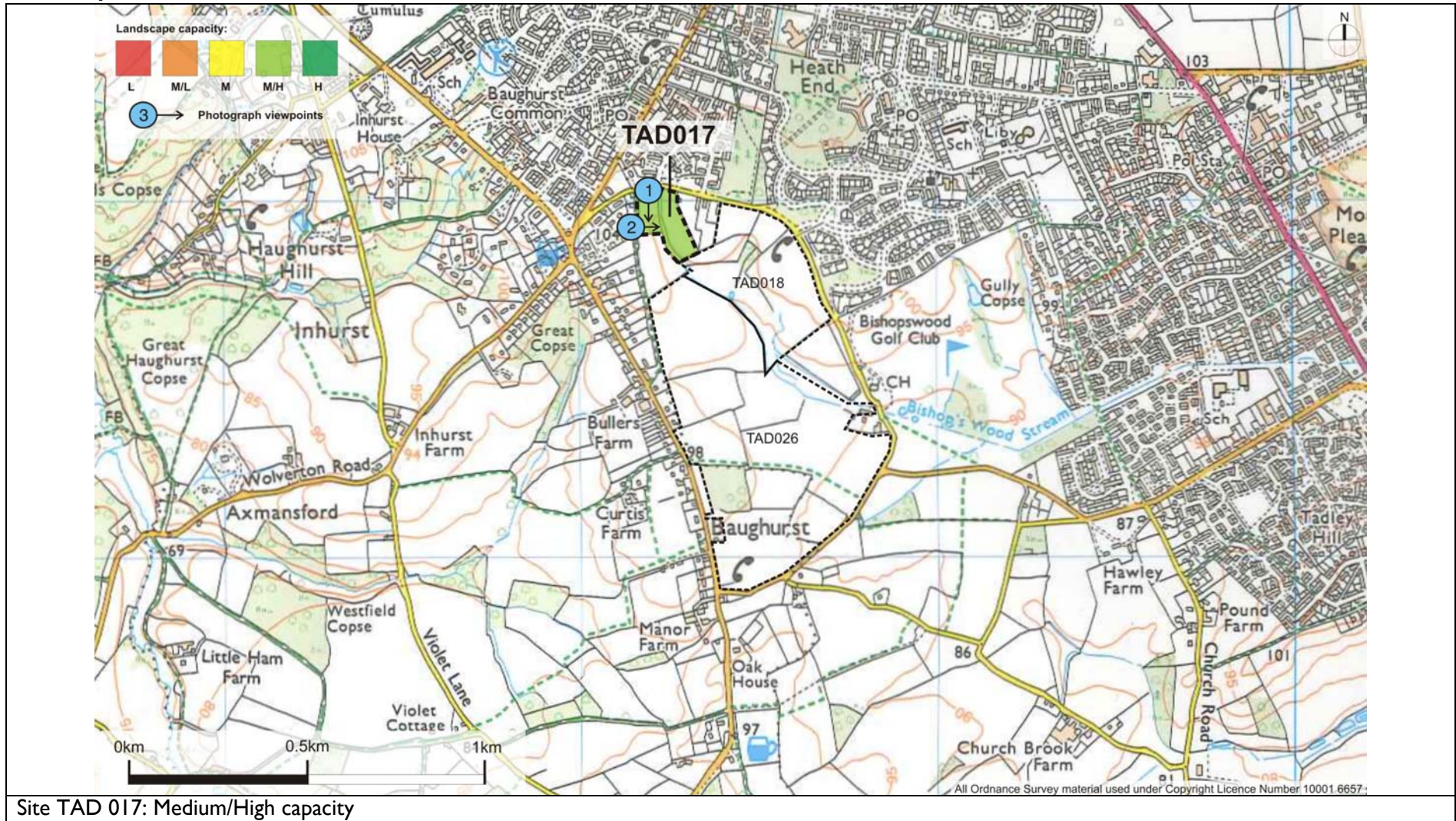
wider landscape to the north and east. It has park-like features which link it to the historic parkland of Sherfield Hall Park which would be eroded through any more extensive development. Any limited development on the site would need to be carefully sited and designed to avoid visual intrusion on this prominent site and relate well to the built form at Redlands.

6.6. Tadley – TAD 017, TAD 018, TAD 026

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SITE TAD 017

Site map:



Site description:

TAD017 is an area on the southern edge of Tadley and north of Baughurst consisting of two small pasture fields divided by Bishopswood Stream, with its associated linear belt of trees. The area is bounded by gappy hedgerows to the northern, eastern and southern boundaries, with residential property to the west and a public footpath with a double row of mature trees creating the western boundary south of the house and garden.

Key landscape planning factors:

At present Bishopswood Lane creates a strong edge to Tadley. Where Tadley merges into the north of Baughurst, the separation is unclear and the eastern edge of Baughurst (east of Baughurst Road) is less strong.

The area is part of the wider Bishopswood Golf Course Slopes character area (TA04), with largely flat landform, small field patterns, gappy boundary hedges and trees along Bishopswood Stream. It is an intimate landscape with a good sense of enclosure with tranquillity interrupted by busy Bishopswood Lane. The area has some intervisibility with TAD018. The site is not designated for its landscape value but has been identified as important buffer between the two settlements.

Development on this site would not adversely affect the existing settlement pattern provided the northern edge is retained as a landscape buffer.

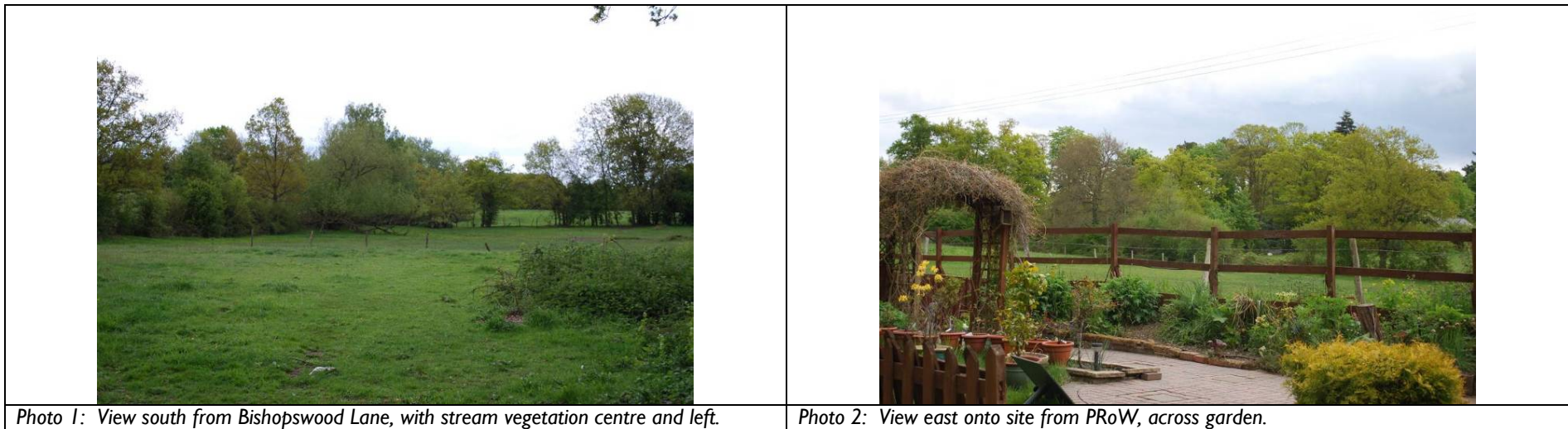


Photo 1: View south from Bishopswood Lane, with stream vegetation centre and left.

Photo 2: View east onto site from PRoW, across garden.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

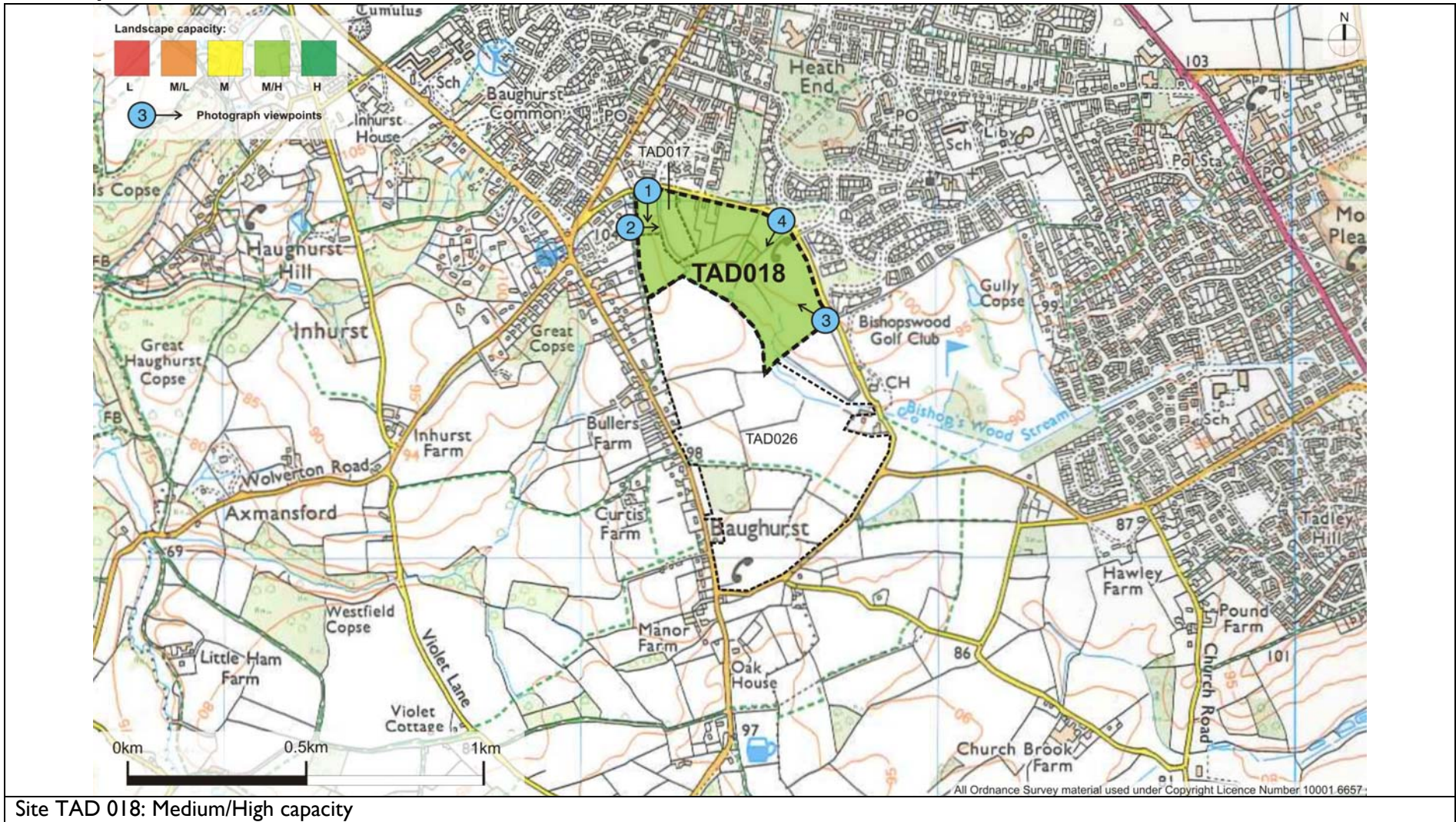
1. **Medium/Low Visual Sensitivity:**
 - Visually enclosed;
 - Glimpsed views southwards;
 - Limited receptors;
 - Some scope for mitigation without damage to character.
2. **Medium/Low Landscape Sensitivity:**
 - Sense of tranquillity spoilt by busy road;
 - Intimate landscape;
 - Many landscape features of interest.
3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**
4. **Medium/High Wider Landscape Sensitivity:**
 - Adjacent to busy road;
 - Some views of neighbouring / nearby houses;
 - Links with wider landscape to south west within TAD 18 and TAD 26 Area B.
5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**
6. **Medium / Low Landscape Value**
 - No designations;
 - Locally valued.
7. **Landscape Capacity: Medium/High (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

Landscape capacity is higher than the LCS 2008 assessment as the area forms only a small part of the wider landscape character area and is removed from the golf course, relating more to the edge of Tadley. The form of any development would need to be carefully considered to respect the existing landscape features, which would need to be retained and could be enhanced as linear habitats. The northern edge should be landscaped as a buffer between the two settlements.

SITE TAD 018

Site map:



Site TAD 018: Medium/High capacity

Site description:

TAD 018 is an area on the southern edge of Tadley and north of Baughurst consisting of several pasture fields with Bishopswood Stream forming much of the western boundary, with its associated linear belt of trees. The area is bounded to the northern and southern boundaries by gappy hedgerows, with a residential property to the north-west and a public footpath with a double row of mature trees creating part of the western boundary south of the house and garden. A stronger belt of mature trees forms the eastern boundary, along Bishopswood Lane towards the golf driving range which abuts the area to the south.

Key landscape planning factors:

At present Bishopswood Lane and Bishopswood golf course create a strong edge to Tadley. Where Tadley merges into the north of Baughurst, the separation between settlements is unclear and the eastern edge of Baughurst (east of Baughurst Road) is less strong.

The area is part of the wider Bishopswood Golf Course Slopes character area (TA04), with largely flat landform, small field patterns, gappy boundary hedges and trees along Bishopswood Stream. It is an intimate landscape with a good sense of enclosure with tranquillity interrupted by busy Bishopswood Lane. The area has some intervisibility with TAD027. The site is not designated for its landscape value but has been identified as important buffer between the two settlements.

Development would reduce the separation between Tadley and Baughurst.



Photo 1: View south from Bishopswood Lane, with stream vegetation centre and left.



Photo 2: View east onto site from PRow, across garden.



Photo 3: View north west through boundary trees from Bishopswood Lane.



Photo 4: View south west across site, with long views towards distant high ground.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/Low Visual Sensitivity:**
 - Visually enclosed;
 - Glimpsed views southwards;
 - Long views south west to high ground;
 - Limited receptors;
 - Some scope for mitigation without damage to character.
2. **Medium/Low Landscape Sensitivity:**
 - Sense of tranquillity spoilt by busy road;
 - Intimate landscape;
 - Many landscape features of interest.
3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**
4. **Medium/High Wider Landscape Sensitivity:**

-
- Adjacent to busy road;
 - Some views of neighbouring / nearby houses;
 - Visual links with wider landscape to south;
 - Part of the open landscape between Tadley and Baughurst.

5. **Overall Landscape Sensitivity:** Medium (combines 3 and 4)

6. **Medium / Low Landscape Value**

- No designations;
- Locally valued.

7. **Landscape Capacity:** Medium/High (combines 5 and 6)

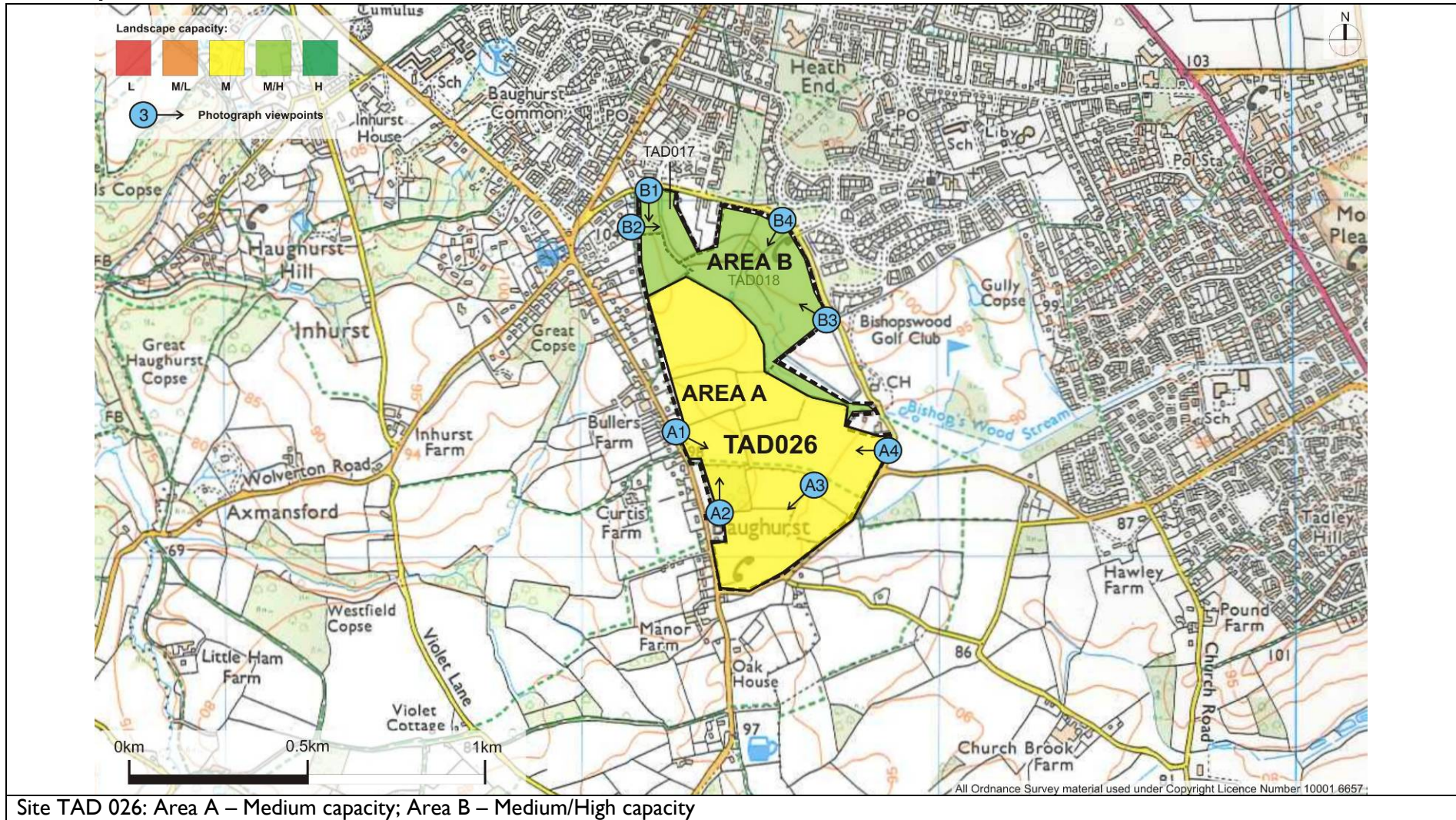
RECOMMENDATIONS AND COMMENTS:

Landscape capacity is higher than the LCS 2008 assessment as the area forms only a part of the wider landscape character area, not including the golf course, and relates more to the edge of Tadley. The form of any development would need to be carefully considered to respect the existing landscape features, which would need to be retained and could be enhanced as linear habitats. An opportunity should be sought through the design and layout to retain a long view to the high ground to the south west.

Development on the site should be in keeping with the character of Tadley to reinforce the separate identity of the two settlements. (See also recommendations for TAD 17).

SITE TAD 026

Site map:



Site TAD 026: Area A – Medium capacity; Area B – Medium/High capacity

Site description:

TAD026 is an area on the southern edge of Tadley and east of Baughurst consisting pasture and arable fields with Bishopswood Stream with its associated linear belt of trees splitting the site and defining the two different character areas. Internal field boundaries are formed by gappy hedgerows, with occasional trees, with residential properties to the west and a public footpath with a double row of mature trees creating the north part of the western boundary. A stronger belt of mature trees forms the eastern boundary, along Bishopswood Lane towards the golf driving range which abuts the area to the east.

Key landscape planning factors:

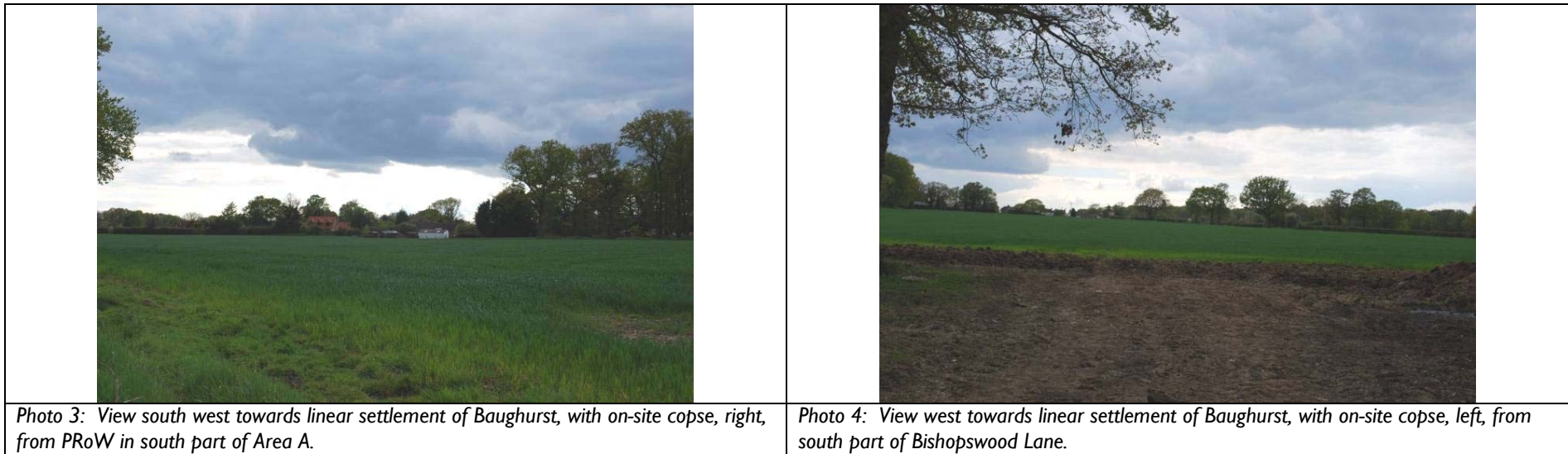
At present Bishopswood Lane and Bishopswood golf course create a strong edge to Tadley. Where Tadley merges into the north of Baughurst, the separation between settlements is unclear and the eastern edge of Baughurst (east of Baughurst Road) is less strong. Further south the site plays a more important role in defining the separate character of the two settlements. Development on this site therefore needs to reflect these differences and the value of open land between Tadley and Baughurst. The site is not designated for its landscape value but has been identified as important buffer between the two settlements.

AREA A: TA03 CHURCH BROOK VALLEY FLOOR

The area is part of the wider Church Brook Valley Floor character area (TA03), with largely flat landform, medium to large field patterns, gappy boundary hedges and trees. The area has long views to the south east towards the Church Road Conservation Area and Downs to south west. The area has some intervisibility with Area B.

Photographs:





Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. Medium Visual Sensitivity:

- Visually open;
- Long views south west to high ground;
- Limited receptors;
- Limited scope for mitigation without damage to character.

2. Medium Landscape Sensitivity:

- Some sense of tranquillity;
- Open landscape;
- Some landscape features of interest.

3. Landscape Character Sensitivity: Medium (combines 1 and 2)

4. High Wider Landscape Sensitivity:

- Intervisibility and strong character relationship with countryside to south east, and views of and from Church Road Conservation Area.

-
5. **Overall Landscape Sensitivity:** Medium/High (combines 3 and 4)
6. **Medium/Low Landscape Value**
- No designations;
 - Locally valued.
7. **Landscape Capacity:** Medium (LCS 2008 was Medium/Low) (combines 5 and 6)

RECOMMENDATIONS AND COMMENTS:

Landscape capacity is higher than the LCS 2008 assessment as the area forms only a part of the wider landscape character area, and is removed from the Conservation Area. The form of any development would need to be carefully considered to respect the existing landscape features, which would need to be retained and could be enhanced as landscape and ecological features. The layout should seek to retain an open aspect to the site, particularly between Baughurst and Tadley in the north of the site, and especially if TAD 17 and 18 should come forward for development.

Development on the site should be in keeping with the character of Tadley to reinforce the separate identity of the two settlements. (See also recommendations for TAD 17).

AREA B: TA04 BISHOPSWOOD GOLF COURSE SLOPES

The area is part of the wider Bishopswood Golf Course Slopes character area, with largely flat landform, small field patterns, gappy boundary hedges and trees along Bishopswood Stream. It is an intimate landscape with a good sense of enclosure with tranquillity interrupted by busy Bishopswood Lane. The area has some intervisibility with Area A.

Photographs:

Photo 6: View south from Bishopswood Lane, with stream vegetation centre and left.



Photo 7: View east onto site from PRow, across garden.



Photo 8: View north west through boundary trees from Bishopswood Lane.



Photo 9: View south west across site, with long views towards distant high ground.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/Low Visual Sensitivity:**
 - Visually enclosed;
 - Glimpsed views southwards;
 - Long views south west to high ground;
 - Limited receptors;
 - Some scope for mitigation without damage to character.
2. **Medium/Low Landscape Sensitivity:**
 - Sense of tranquillity spoilt by busy road;
 - Intimate landscape;
 - Many landscape features of interest.
3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**
4. **Medium/High Wider Landscape Sensitivity:**

-
- Adjacent to busy road;
 - Some views of neighbouring / nearby houses;
 - Visual links with wider landscape to south.
 - Part of the open landscape between Tadley and Baughurst.

5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**

6. **Medium / Low Landscape Value**

- No designations;
- Locally valued.

7. **Landscape Capacity: Medium/High (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

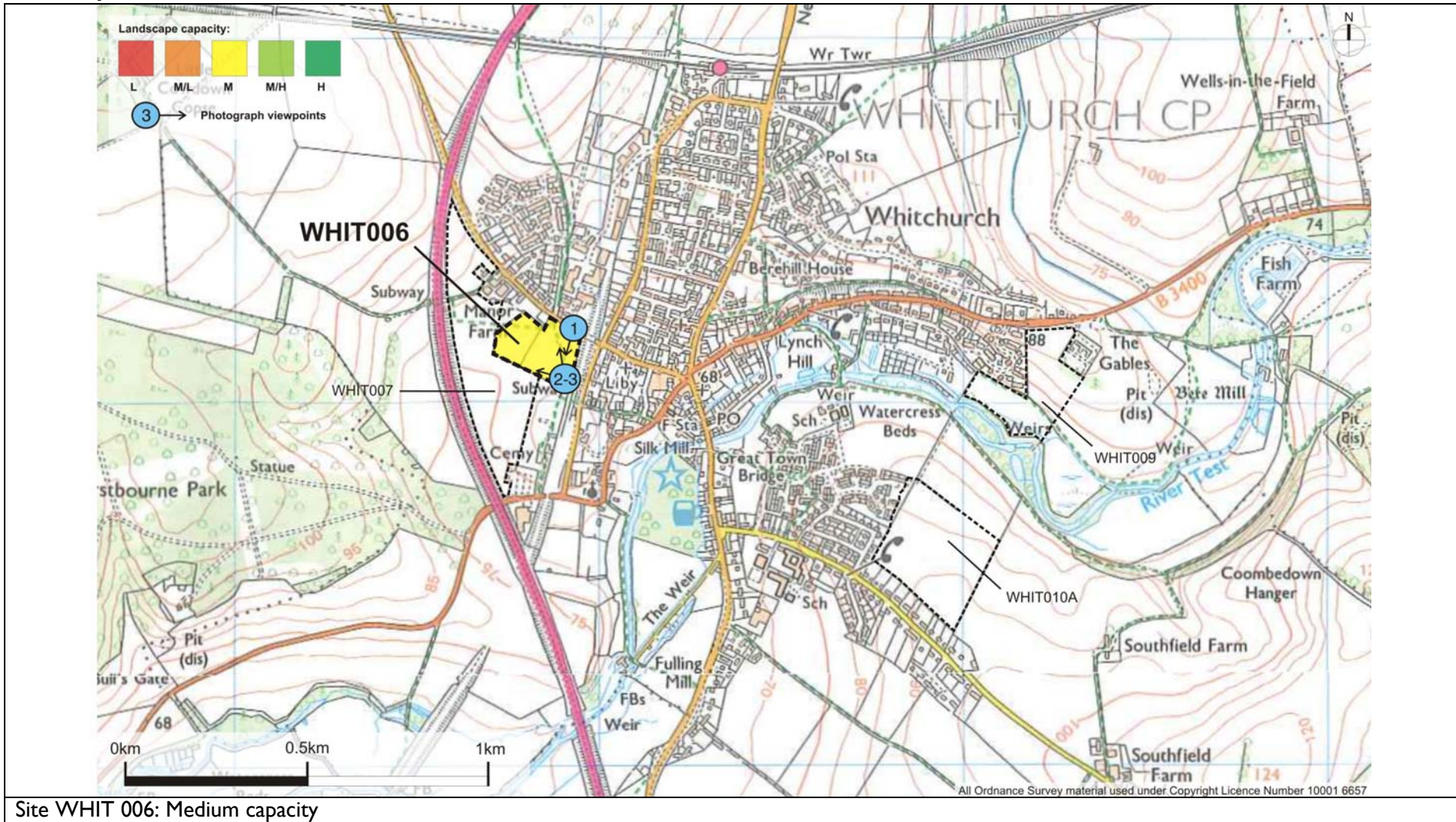
Landscape capacity is higher than the LCS 2008 assessment as the area forms only a part of the wider landscape character area, not including the golf course, and relates more to the edge of Tadley. The form of any development would need to be carefully considered to maintain long views and respect the existing landscape features, which should be retained and could be enhanced as linear habitats. Development could affect the separation between Baughurst and Tadley.

6.7. Whitchurch – WHIT 006, WHIT 007, WHIT 009, WHIT 010A

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SITE WHIT 006

Site map:



Site description:

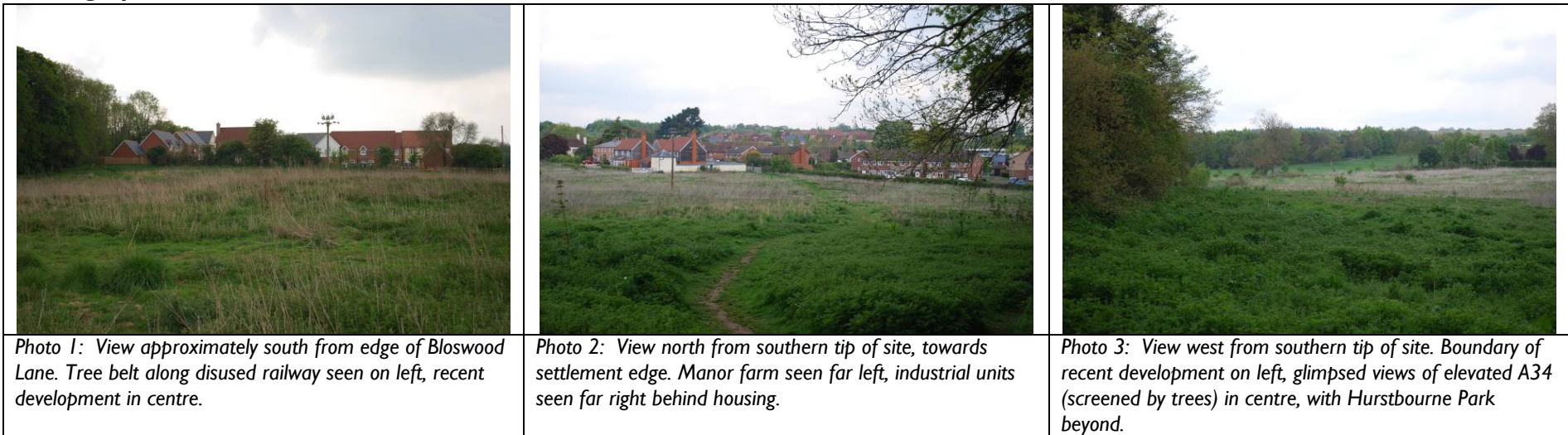
WHIT 006 is an area of rough grassland and developing scrub lying in a shallow ‘bowl’ in the landscape, located south-east of Manor Farm directly adjacent to Whitchurch. It is partly enclosed by mature trees along the adjacent disused railway embankment to the east, as well as recent development to the south. The open pasture of WHIT 007 lies to the west between the site and the elevated A34.

Key landscape planning factors:

Whitchurch has an historic core based upon the convergence of roads in a star shape, around which settlement has developed to gradually fill gaps between these roads. The current settlement edge along Blosswood Lane is well defined by the road to the north of the site and also by the disused railway embankment to the east, but is somewhat blurred by the recent development to the south. To the west the A34 forms a strong logical boundary for development. The site acts as a buffer between the recent development housing to the north, consisting of low quality landscape with little visual or amenity value in comparison to the surrounding countryside.

The site was not included in the 2008 Capacity Study, but lies within the North Wessex Downs AONB. Links to these surroundings are weak – views in and out of the site are limited by local topography and landform – but local visual intrusion is present. There is no sense of tranquillity due to the nearby A34. Desktop studies indicate that the north-east corner of the site may be prone to very occasional flooding.

Photographs:



Please refer to page 2 of the Executive Summary for a summary of the assessment process

-
1. **Medium Visual Sensitivity:**
 - Site visible from three sides;
 - Long views to north-west and west from higher ground;
 - Numerous receptors;
 - Some local value;
 - Good opportunities for mitigation, at risk of losing already limited long views.

 2. **Low Landscape Sensitivity:**
 - Location sheltered by topography and landform;
 - Significant noise levels and some visual intrusion;
 - Small scale, low quality landscape;
 - Very few landscape features of interest.

 3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**

 4. **Low Wider Landscape Sensitivity:**
 - Visual intrusion from urban fringe and telecoms mast;
 - Weak visual and fairly weak physical links to the surrounding countryside.

 5. **Overall Landscape Sensitivity: Medium/Low (combines 3 and 4)**

 6. **Medium/High Landscape Value:**
 - Site lies within the North Wessex Downs AONB;
 - May have some local value for informal recreation (e.g. dog walking).

 7. **Landscape Capacity: Medium (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

Development could be accommodated within this landscape, providing it respects the character and settlement pattern of **Whitchurch**, the setting of the **AONB**, and limits visual intrusion on the wider landscape. A precedent for development within the **AONB** has already been set by the recent housing site north of the cemetery. Development of this site in conjunction with **WHIT 007** would be likely to create a more logical and comprehensive settlement edge than if the two sites were to be developed separately.

The design and layout of any development would need to maintain an attractive rural aspect to **Bloswood Lane** and provide an adequate buffer to the boundary of **Manor Farm**. Opportunities exist to further the aims of the **Village Design Statement** with regard to the **A34** and enhancing views in from the wider area.

Site description:

WHIT 007 is an irregularly shaped area of open pasture located within a shallow ‘bowl’ in the landscape between the settlement of Whitchurch and the adjacent elevated A34. It is bounded on most sides by tree belts of varying ages and largely sheltered by the surrounding topography and landform, although has an open boundary to site WHIT 006 and parts of Manor Farm.

Key landscape planning factors:

Whitchurch has an historic core based upon the convergence of roads in a star shape, around which settlement has developed to gradually fill gaps between these roads. The current settlement edge along Blosswood Lane is well defined by the road to the north of the site and also by the disused railway embankment to the east, but is somewhat blurred by the recent development to the east of the site. To the west the A34 forms a strong logical boundary for development.

The site was not included in the 2008 Capacity Study, but lies within the North Wessex Downs AONB. Links to these surroundings are weak – views in and out of the site are limited by local topography and landform – but local visual intrusion is present. There is no sense of tranquillity due to the nearby A34.

Photographs:

<p><i>Photo 1: View east-south-east from the PRow crossing the site. Recent development with screening visible in centre, as well as nearby church spire (within Conservation Area) on right.</i></p>	<p><i>Photo 2: View north from PRow on farm track, towards northern tip of site. Traffic on A34 glimpsed on left, although generally well screened.</i></p>	<p><i>Photo 3: View south-west from edge of WHIT 006. A34 screened by tree belt, no further views out of site.</i></p>

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Site is quite visible locally, but generally hidden from longer views;
 - Local church spire within Conservation Area visible to south-east;
 - Some opportunities for mitigation, at risk of losing already limited long views and views within the valley.

2. **Low Landscape Sensitivity:**
 - Location sheltered by topography, landform and planting;
 - Significant noise levels and some visual intrusion from A34 (greater in winter);
 - Small scale, average quality landscape;
 - Very few landscape features of interest.

3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**

4. **Medium/Low Wider Landscape Sensitivity:**
 - Visual intrusion from urban fringe and telecoms mast, although some screening towards northern part of site;
 - Weak visual and fairly weak physical links to the surrounding countryside;
 - Shares some characteristics of wider countryside.

5. **Overall Landscape Sensitivity: Medium/Low (combines 3 and 4)**

6. **Medium/High Landscape Value:**
 - Site lies within the North Wessex Downs AONB;
 - May have some local value as a visual buffer between the settlement edge and the A34 given limited wider views.

7. **Landscape Capacity: Medium (combines 5 and 6)**

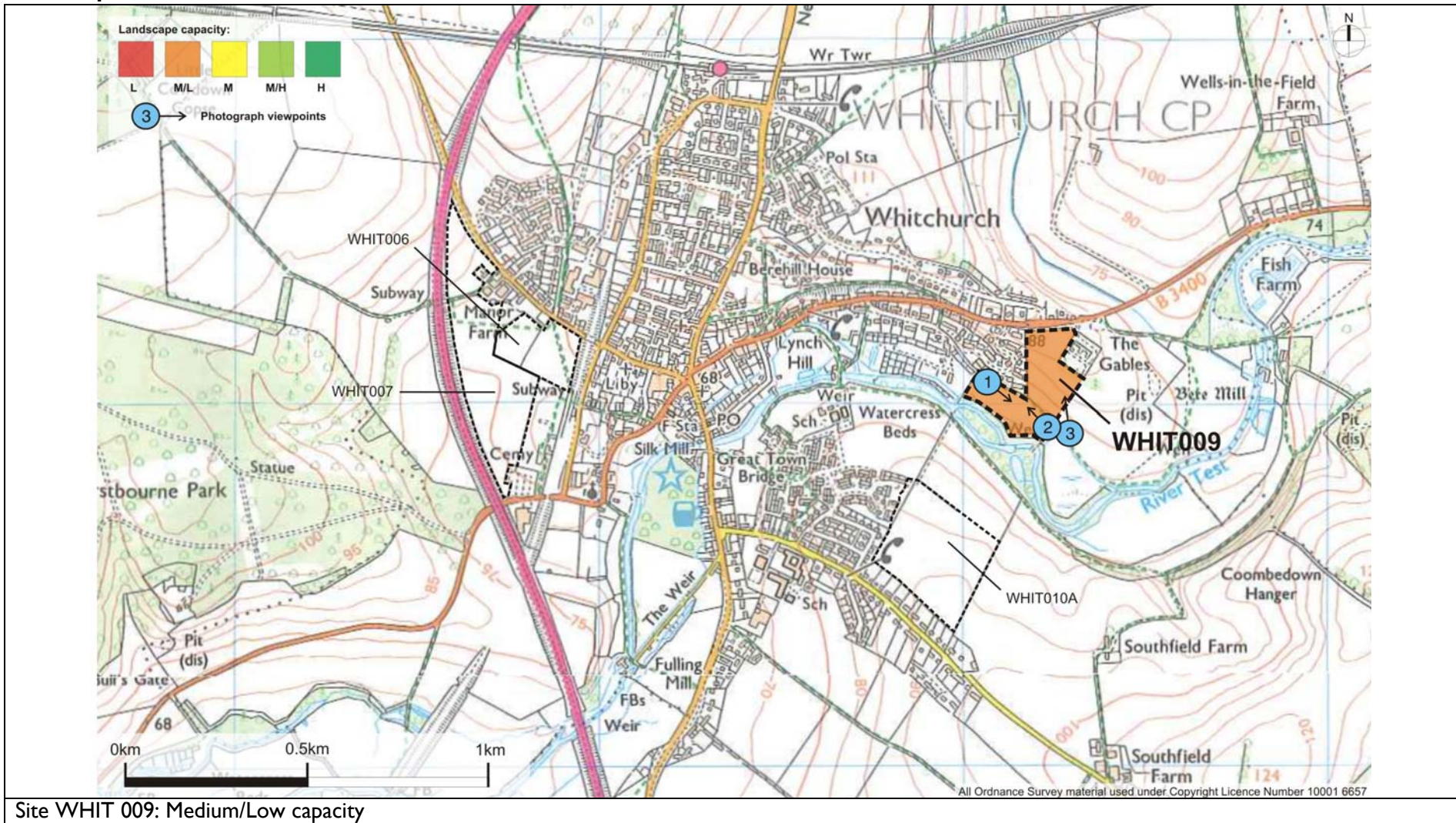
RECOMMENDATIONS AND COMMENTS:

Development could be accommodated within this landscape, providing it respects the character and settlement pattern of **Whitchurch**, the setting of the **AONB**, and limits visual intrusion on the wider landscape. A precedent for development within the **AONB** has already been set by the recent housing site north of the cemetery. Development of this site in conjunction with **WHIT 006** would be likely to create a more logical and comprehensive settlement edge than if the two sites were to be developed separately.

The design and layout of any development would need to maintain an attractive rural aspect to **Bloswood Lane** by retaining established vegetation and provide an adequate buffer to the boundary of **Manor Farm**. It may also be necessary to retain access along the farm track which cuts through the northern half of the site. Any development on the higher ground of the northern half of the site would be likely to have a greater impact on the surrounding countryside as its visibility would be greater than that of development within the valley floor and lower slopes. Opportunities exist to further the aims of the **Village Design Statement** with regard to the **A34** and enhancing views in from the wider area.

SITE WHIT 009

Site map:



Site WHIT 009: Medium/Low capacity

Site description:

WHIT 009 can be divided into two distinct parts. One is a flat valley floor with an enclosed and sheltered character, surrounded by tree belts and adjacent to the River Test. The other is a shallow valley side, open against pastoral fields to the south-east and bounded by recent development to the west. A tall native hedgerow with hedgerow trees separates the valley floor from the valley side and a belt of mature trees screens the latter from the adjacent property, The Gables, to the north-east corner.

Key landscape planning factors:

Whitchurch has an historic core based upon the convergence of roads in a star shape, around which settlement has developed to gradually fill gaps between these roads. The current settlement edge adjacent to the site follows the London Road, staying away from the edge of the River Test. Recent development has been well screened, retaining the enclosed and tranquil character of the site and maintaining a perception that the site sits separate from Whitchurch and is more a part of the surrounding countryside.

Although not especially visible from the surrounding area, the valley floor is likely to be seen as an important local asset, providing a tranquil and attractive link to the surrounding countryside via the PRoW. This part of the site is also likely to be affected by occasional flooding of the River Test and is generally more sensitive in terms of perceptual features. Whilst generally more suitable for development, the valley side is more exposed to views in from the surrounding countryside and would require careful mitigation.

Photographs:

Photo 1: View south-east from the western edge of the site along the valley bottom. Trees to right indicate edge of the River Test.



Photo 2: View north-west from south-east edge of site, on PRoW. Part of Whitchurch visible in centre.



Photo 3: View north of upper part of site. Other hillside development visible to left, partly screened by hedgerow planting.

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium Visual Sensitivity:**
 - Some inter-visibility within the wider valley, applicable to both parts of the site;
 - Intervisibility with Site WHIT 010A from higher ground of valley side;
 - Valley floor very enclosed;
 - Very limited opportunities for mitigation without altering landscape character.
2. **Medium/High Landscape Sensitivity:**
 - Valley floor immediately adjacent to SSSI of River Test;
 - Tranquil, sheltered location with intimate feel;
 - PRow within site likely to be well used and locally important;
 - Northern part of site lies within a Conservation Area.
3. **Landscape Character Sensitivity: Medium/High (combines 1 and 2)**
4. **Medium/High Wider Landscape Sensitivity:**
 - Minimal visual intrusion from urban fringe;
 - Moderate to strong links to the surrounding countryside.
5. **Overall Landscape Sensitivity: Medium/High (combines 3 and 4)**
6. **Medium Landscape Value:**
 - No designations on site, but SSSI and ESA adjacent (River Test);
 - Locally valued as a scenic recreational route and part of the wider countryside.
7. **Landscape Capacity: Medium/Low (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

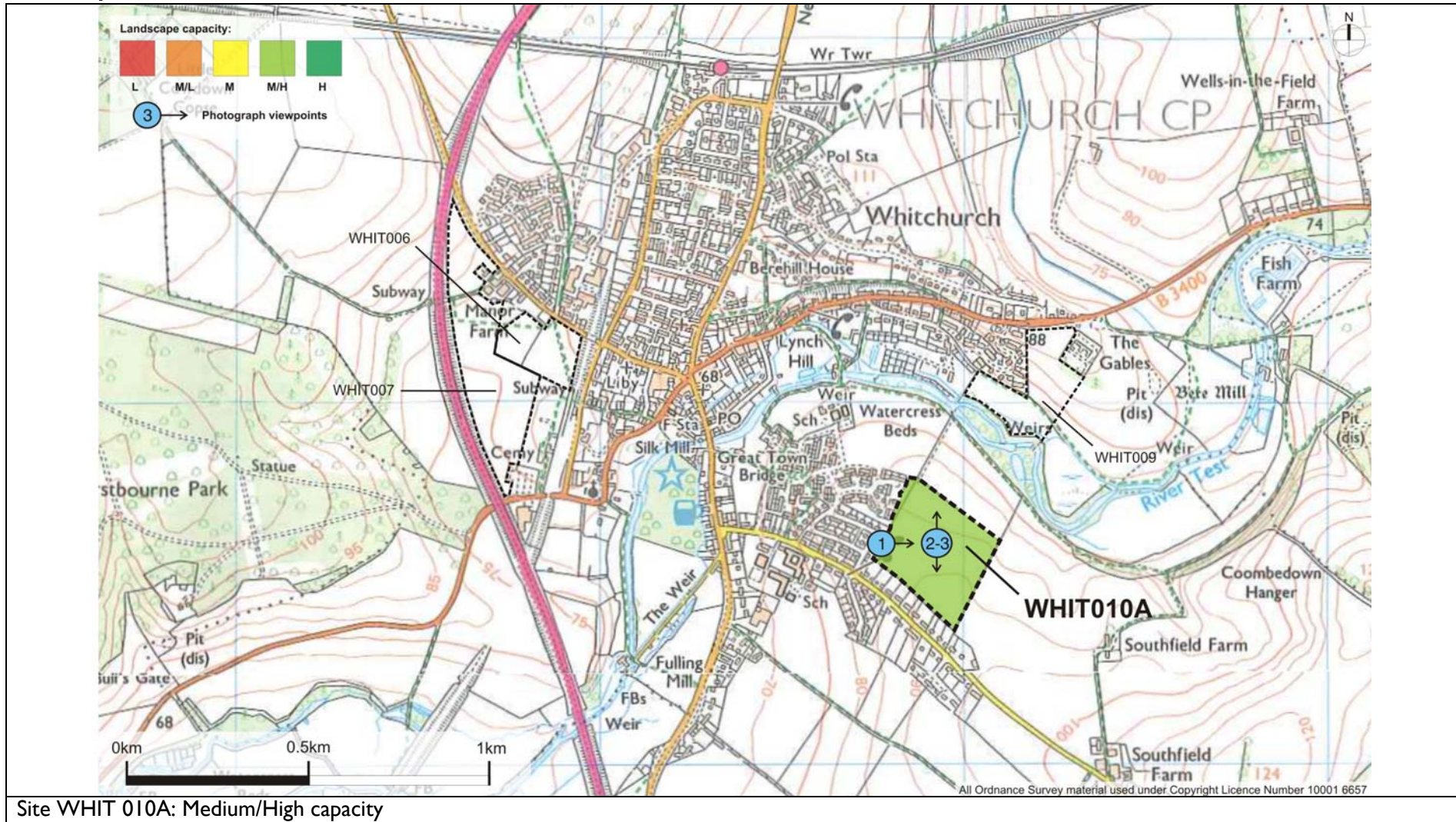
Development on the site would not be out of keeping with recent settlement expansion, providing it respects the linear nature of this spread along the London Road, as well as the character of Whitchurch, whilst limiting visual intrusion on the wider landscape. This would make the valley floor unsuitable for development due to the existing pattern keeping away from the edge of the River Test. In addition, this part of the site has greater sensitivity in terms of scenic appeal, ecology and flood risk when compared with the valley

side. Although the valley side lies within a Conservation Area the existing screening combined with the opportunities for additional mitigation give it greater potential as a location for development.

Any development on this higher ground of the site would be likely to have a greater impact on the surrounding countryside as its visibility would be greater than that of any within the valley floor. It would be necessary to maintain the clear eastern edge of Whitchurch by establishing strong screening along this boundary. Opportunities exist to further the aims of the Village Design Statement with regard to new native planting and enhancing views in from the wider area.

SITE WHIT 010A

Site map:



Site description:




WHIT 010A is a large sloping field of rough grass located on the crest of a valley, with very open aspects to the north and east. It is bounded on two sides by housing, closing off views to the south and west. Hedgerows comprise the other two more open boundaries. Although no footpaths exist on the site it appears to be used frequently for informal recreation by dog walkers.

Key landscape planning factors:

Whitchurch has an historic core based upon the convergence of roads in a star shape, around which settlement has developed to gradually fill gaps between these roads. The current settlement edge adjacent to the site follows the Micheldever Road, staying on higher slopes away from the edge of the River Test.

The site is highly visible from the eastern edge of Whitchurch on the other side of the valley, as well as from surrounding countryside to the east which is crossed by several footpaths. The existing settlement edge of post-war and modern housing is currently quite well screened, limiting impact on the open character of the site and maintaining a visual link to the surrounding countryside. Consideration should be given to the change in surface run off to the valley below if development of the site were to take place.

Photographs:

		
<p><i>Photo 1: View east from the western edge of the site. Southfield Farm visible to the right of the picture.</i></p>	<p><i>Photo 2: View north from centre of site. Part of Whitchurch on the other side of the valley clearly visible, as well as long views just right of centre.</i></p>	<p><i>Photo 3: View south towards adjacent housing with private gardens visible.</i></p>

Please refer to page 2 of the Executive Summary for a summary of the assessment process

1. **Medium/High Visual Sensitivity:**
 - Location on high ground makes site very exposed;
 - Surrounding countryside lacks significant development;
 - Site currently well used informally;
 - Some opportunities for mitigation, at risk of losing currently important views.

2. **Low Landscape Sensitivity:**
 - Site immediately adjacent to existing post-war and modern housing;
 - Noise from A34 audible;
 - Large scale, open landscape with no features of interest on site.

3. **Landscape Character Sensitivity: Medium/Low (combines 1 and 2)**

4. **Medium Wider Landscape Sensitivity:**
 - Strong visual links with wider landscape;
 - No official physical link with wider landscape but unofficially used as such;
 - Quality of screening to adjacent housing varies along boundary.

5. **Overall Landscape Sensitivity: Medium (combines 3 and 4)**

6. **Medium/Low Landscape Value:**
 - Site well used informally.

7. **Landscape Capacity: Medium/High (combines 5 and 6)**

RECOMMENDATIONS AND COMMENTS:

The site is considered to have a higher landscape capacity than others in Whitchurch for the following reasons: opportunities exist to mitigate any impact in a similar way to the existing housing; the site itself has low intrinsic landscape sensitivity; the settlement pattern would be expanded in a logical and consistent way.

Development on the site would not be out of keeping with previous settlement expansion, close to the existing built form, providing it respects the character and settlement pattern of Whitchurch and limits visual intrusion on the wider landscape.

The exposed nature of the site to the north and east would require an adequate buffer to screen any development and create a soft edge that would sit comfortably within the wider countryside setting and protect long views in from built form. In this respect, opportunities exist to further the aims of the Village Design Statement with regard to new native planting and enhancing views in from the wider area.

7. APPENDICES

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7.1. Appendix A – Site Record Sheets (Field Notes)

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Notes to recorders:

1. Plot the landscape character areas from the 2008 study. Subject to confirmation in the field, these will form the basis of sub-division of the site. Number the sub areas A to xx. Separate notes to be made for each sub area as necessary in each part of the record sheet
2. Record sheet to be filled in the field and from desk top studies
3. Notes to record significance of attribute, including how typical of the LCA it is
4. Note evidence of condition of attribute and evidence of past loss or damage

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 024
Site character areas:	No subdivision
Date of site survey:	11/05/10
Surveyors:	BK/AG
Weather/visibility:	High cloud with some sun
Countryside Design Area Guidance:	Loddon and Lyde Valley
<ul style="list-style-type: none"> Siting of new built development should reflect the way existing settlements relate to the landscape 	
Basingstoke and Deane LCA:	N/A
<ul style="list-style-type: none"> N/A 	
Relevant assessment from 2008 landscape capacity study:	BA15: River Loddon/Basing Fen
<ul style="list-style-type: none"> BA15 is located along the Loddon valley floor, with the built up area of Basing lying immediately to the south-east, with Daneshill and Lychpit to the immediate north-west. The River Loddon runs through the centre of the area. Short stretches of hedgerow link the copses Aside from the copses, land use consists of the occasional paddock, amenity open space, carr, water meadows and rough ground. There is very little settlement, although a small housing area and private hospital (The Hampshire Clinic) exist at the western end. The area is intact and generally in a good state of repair, except for the area along the western boundary adjacent to the ring road. It is a small scale enclosed character area created by the landform and vegetation. Views are contained by the vegetation and development within the character area, however there are some longer views along the river corridor, particularly to the northern end. The vegetation influences the character of many views. There are a number of popular footpaths Basing Fen is one large SINC covering much of the character area. Basing House is adjacent to part of the southern boundary which forms the setting to this Scheduled Ancient Monument. The presence of the ring-road and the rail line limit much sense of tranquillity from most areas. The area is important as it provides physical separation between Basingstoke and Old Basing 	
Low landscape capacity.	The site is identified as not typical of this character area and therefore a less sensitive landscape
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent road PRoW along the railway line Trains	Types of viewers: Walkers Local road network Railway users	Opportunities for mitigation and landscape compatibility of mitigation: Reinforce boundary treatment
Views out of the site to: To the river Loddon valley to the immediate south Over the site and Loddon Valley to the wooded hills to the south-west To the AA building	Magnitude of viewers (level of use and popularity): Paths well used Local traffic to Clinic – road is a dead end	Impacts of mitigation: Potential loss of views to Loddon Valley and over to distant hills
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Used for local access and dog exercising	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M/L	Sensitivity score: M	Sensitivity score: M/L
Visual sensitivity score: M/L		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gentle slope falling south from railway line	Boundary features other than vegetation: Steel palisade fence to railway line	Tranquillity – Noise levels: Frequent trains Local traffic noise
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: From railway line and views of AA building and pylons. Awareness of site being located in an urban area
Soil quality: Peaty, naturally wet, high fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: High levels of lighting to surrounding area
Water features: None	Historic Landscape Type: Recent Settlement	
Landcover and land use: Rough grassland, undermanaged Seems to be used for informal dog walking	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt with remains of mature hedge along the boundary with the clinic	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedge with hedgerow trees along the roadside	Built form: None	Accessibility by public footpath: Route within site follows the railway line
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Part of open landscape between Basingstoke and Old Basing Scattered old buildings found in the adjacent Loddon Valley Commerce and infrastructure to the north and west	
Heathland: None	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed by off site tree cover on three sides
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: One large field which is not representative of BA15 as a whole
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: None Available survey data: None	None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M/L	Sensitivity score: L	Sensitivity score: L
Landscape sensitivity score: M/L		
Additional comments: This site is not typical of the local character area BA15 and, with the appropriate mitigation measures, development should not have a wider impact on more sensitive areas to the south		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Abuts Basingstoke on 2 sides Old Basing 250m to east</p>
<p>Character of the urban edge:</p> <ul style="list-style-type: none"> • Separated from the built form of Basingstoke by the railway line and by a belt of trees alongside the clinic • Separated from Old Basing by the Loddon Valley landscape of riverine tree cover, fen and meadows • The site is heavily influenced by the surrounding urban elements although it is open in character • Unlike the remainder of the Loddon valley landscape to the south, the site does not contribute to maintaining the separate identity of Basingstoke and Old Basing
<p>Presence in a floodplain: Adjacent: Southern boundary may be affected by flooding (1:1000 year) of River Loddon</p>
<p>Relationship with adjacent wider countryside: The site is included in the River Loddon /Basing Fen character area but has little in common with the adjacent landscape to the south. However it is an important part of the setting to the Loddon Valley and any development should avoid damage to the landscape character of the valley</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: Site is bounded to the south by Basing Fen, a SINIC, and therefore any development should ensure that there are no adverse impact on these areas</p>
<p>Recreational links with the wider area: None</p>
<p>VDS/Parish Plan – relevant extracts: N/A</p>

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 098
Site character areas:	A. Hannington Down B. Oakley / Steventon Down (C. Basingstoke Down omitted in revised version November 2010 as the areas formerly included as C. were split by Area B and BAS115 and BAS099 and were more related to Area B.) D. Worting-Rooksdown Open Arable Farmland E. Enclosed Worting Mixed Farmland F. West Kempshott Open Arable G. North East Dummer Farmland and Woodland
Date of site survey:	18/05/2010 and 20/05/10
Surveyors:	AG/TJ (No public access onto parts of site)
Weather/visibility:	Sunny, cloudy
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Hannington Down (Character Area A, Note: not typical of LCA being more enclosed) <ul style="list-style-type: none"> • Open plateau • Gentler slopes in south part of character area than in north • Farmland with infrequent and small woodland blocks and low hedges, stronger in east • Unspoilt, remote, rural character • Large arable fields • Some long views, some lower, enclosed areas
Basingstoke and Deane LCA:	Oakley and Steventon Down (Character Area B, Note: Part of Area B east of Oakley, south of Worting Road to the south part of Oakley is not typical of the LCA, having a more open aspect with higher intervisibility)

<ul style="list-style-type: none"> • Rolling chalk land with a unifying pattern of large woodland and hedges • A mosaic of arable farmland, parkland, mixed woodland • Semi-enclosed, intimate landscape • Rural, remote • Medium to large fields • Low to moderate intervisibility
<p>Relevant assessment from 2008 landscape capacity study: BA25: Worting to Rooksdown Open Arable Farmland (Area D)</p> <ul style="list-style-type: none"> • Rising land • No woodland or significant hedges • Medium to large arable fields • Very open, monotonous landscape • Medium landscape capacity
<p>Relevant assessment from 2008 landscape capacity study: BA24: Enclosed Worting Mixed Farmland (Area E)</p> <ul style="list-style-type: none"> • Landscape setting around Worting • Forms separation between Worting and Basingstoke and between Oakley and Basingstoke • Shallow valley, east to west • No significant woodland • Mature shelterbelts • Small, arable fields • Intimate and diverse landscape • Low landscape capacity
<p>Relevant assessment from 2008 landscape capacity study: BA23: West Kempshott Open Arable (Area F)</p> <ul style="list-style-type: none"> • Open, flat landscape with high intervisibility • North west and east boundaries are strong linear features • Arable farmland with no woodland and poor hedges • Medium / Low landscape capacity
<p>Relevant assessment from 2008 landscape capacity study: BA22: North East Dummer Farmland and Woodland (Area G)</p> <ul style="list-style-type: none"> • Separate from Basingstoke with naturalistic character • Separation enhanced by ridge in east • Rolling landform • Woodlands and good hedges • Medium sized arable fields • Prominent skyline with some longer views of Basingstoke • Low landscape capacity
<p>Landscape designations: None</p>

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from:</p> <p>A. Some houses in north east part of Oakley and western edge of Basingstoke (Kempshott area), Worthing Road, open views from PRoW running north from Worthing Road</p> <p>B. Local roads such as Pack Lane and Worthing Lane, residential properties at Kempshott and eastern edge of Oakley, PRoW, trains. Local, rural road at Wootton St Lawrence, Worthing Wood Farm, Whitedown Farm, A399 Kingsclere Road.</p> <p>D. PRoW north and south of Worthing Wood Farm, residential properties and road forming eastern boundary.</p> <p>E. Worthing Road, train, Worthing Park possibly in winter, possibly Oakley houses.</p> <p>F. PRoW along railway line; residential properties, Kempshott, train, possible glimpses from Oakley and Worthing Park, both more open in winter.</p> <p>G. PRoW on eastern edge; houses and residential roads in southern edge of Kempshott residential estate.</p> <p>General notes: Views from houses at Kempshott are limited, due to boundary hedges and trees. New housing west of Buckskin is very open, until new planting on boundary establishes. Views from houses at Winklebury are quite open, with low, managed hedge and few trees along the settlement edge. The eastern edge of Oakley is quite open, with few trees and a low, managed hedge along the road which forms the edge of the settlement.</p>	<p>Types of viewers:</p> <p>Residential properties (particularly Areas B., D., F., local roads, PRoW, train (Areas B., E., F.)</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation:</p> <p>A., B., D., F., G. Some opportunity for mitigation planting within existing structure of vegetation.</p> <p>E. Some opportunities for mitigation.</p>
<p>Views out of the site to:</p> <p>A. Kempshott residential area of west Basingstoke, long views to high ground south and south east.</p> <p>B. Countryside to north west, south and south east.</p> <p>D. Long views to south and south east beyond Basingstoke, and town centre buildings.</p>	<p>Magnitude of viewers (level of use and popularity):</p> <p>A. Worthing Road is busy, few houses with views, quiet footpaths</p> <p>B. Quiet roads in most parts of site, Worthing Road busy, high numbers of houses with views, quiet footpaths.</p> <p>D., G. Moderately high numbers of houses, quiet footpath,</p>	<p>Impacts of mitigation:</p> <p>Closing off of long views from high ground or within areas of high intervisibility such as east of Oakley. Loss of open character.</p>

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>E. Worting, west to Oakley, Basingstoke. Long views south and south east from high ground west of Worting Park.</p> <p>F. Wide views of settlement edges and open countryside within BAS098. In winter, with no crops in fields, or leaves on trees, views would be more open.</p> <p>G. Open, long views to north, glimpses to east.</p>	<p>moderately busy roads.</p> <p>E. Low - moderate magnitude, busy road, some houses.</p> <p>F. High numbers of houses</p>	
<p>Does the site form part of a skyline?</p> <p>A., D. Yes, higher ground to north</p> <p>B., No</p> <p>E., F., G. Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors):</p> <p>A. and B. Quiet countryside setting for Oakley and Worting.</p> <p>C. Part of scenic open countryside.</p> <p>E. Part of setting for Worting.</p> <p>D., F., G. Part of scenic open countryside, and setting for Basingstoke south / west</p>	
<p>Panoramic views:</p> <p>A. Yes, from higher ground to north</p> <p>B., No</p> <p>D., E., F. Yes</p> <p>G. Yes, to north</p>		
<p>Landmark features:</p> <p>B. and F. Railway bridge at Worting Junction</p>		
<p>Sensitivity score:</p> <p>A. H</p> <p>B. M/H</p> <p>D. H</p> <p>E. M/H</p> <p>F. H</p> <p>G. H</p>	<p>Sensitivity score:</p> <p>A. M</p> <p>B. M/H</p> <p>D. M</p> <p>E. M/H</p> <p>F. M/H</p> <p>G. M</p>	<p>Sensitivity score:</p> <p>A. M</p> <p>B. M</p> <p>D. M</p> <p>E. M/H</p> <p>F. M</p> <p>G. M</p>
<p>Visual sensitivity score:</p> <p>A. M</p> <p>B. M/H (variable)</p> <p>D. M/H</p> <p>E. M/H</p> <p>F. M/H</p> <p>G. M/H</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: A. Gentle slope down to flat ground in south, rolling over ridge in north of area. B. Flat in central and north areas, rising to north and to south. D. Rolling landscape, rising to ridge in north. E. Cross section of wider slope, Also includes a local high point. F. Rolling, flatter in north. G. Rolling landscape, rising to ridge to south east.	Boundary features other than vegetation: Post and wire fences, chain link fence along railway line.	Tranquillity – Noise levels: A. North part quiet, south part busy road B. Quiet, remote in north and south parts, less quiet east of Oakley due to busier road and the railway lines. D. Busy road adjacent. E. Fairly noisy with Worting Road and railway line. F. Peaceful, between frequent trains G. Quiet
Geological features: No	Historic landscapes: Not Known	Tranquillity – Visual intrusion: A. Train maybe visible from higher ground in north B., F. - trains
Soil quality: Freely draining, loamy, low to moderate fertility	Parkland features: Small groups of trees in lower fields north of Oakley	Tranquillity – Light pollution/dark skies: Basingstoke glow, trains, cars, some street lighting close to settlements
Water features: Not Known	Historic Landscape Type: Parliamentary Fields, Ex-downland Fields, Large Wavy Fields, Assarted Woodland, Other pre-1810 Woodland, 19th Century Plantations, Parkland (19th Century and later), Recent Settlement	
Landcover and land use: Arable	Conservation Area: Areas B., D. and E. surround Worting CA	
Tree belts, individual trees and riverside trees: A. Small groups of mature trees in flat fields north of Worting Road (possible parkland remnants?) B. Tree belts intermittently along railway lines and along Pardown Lane, surrounding Worting Park and north of Scrapp's Hill Farm. E. Tree belt along north boundary (Scrapp's Hill Farm) and south boundary with railway line. G. Tree belt consisting of conifers north of Little Stubbs Copse, and beech trees along route of Roman Road, eastern boundary.	Landscape features of CA: N/A	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Hedgerows and hedgerow trees:</p> <p>A. Gappy hedgerows</p> <p>B. Gappy hedgerows, well managed adjacent to Oakley, some hedgerow trees</p> <p>D. Some good hedges, some missing or gappy.</p> <p>E. Some good hedgerows, particularly along Worthing Road, new hedge on east boundary within Scrapp's Hill Farm, hedgerow trees include cedars north side of Worthing Road.</p> <p>F. Variable, some missing, well managed adjacent to settlement.</p>	<p>Built form:</p> <p>A., E., G. None</p> <p>B. Farm and farm cottages</p> <p>D., F. Farm</p>	<p>Accessibility by public footpath:</p> <p>A., B., D., F. within</p> <p>E., G. adjacent</p>
<p>Woodland and copses:</p> <p>A. Marvel Row Copse (SINC)</p> <p>B. Wootton Copse (SINC, AW), Worthing Wood (SINC, AW), Mother's Copse (SINC), Cow Down Copse (SINC, AW), Well's Copse (AW), Jeffery's Copse (SINC, AW), Pardown Copse (AW), Small's Copse (SINC, AW)</p> <p>G. Little Stubbs and Great Stubbs Copse (SINC, AW)</p>	<p>Setting of listed buildings:</p> <p>B. Breach Farm</p>	<p>Open access areas:</p> <p>None</p>
<p>Wetland and meadow:</p> <p>No</p>	<p>Scheduled Ancient Monuments:</p> <p>Yes: 4, in Areas B., D., and F.</p>	<p>Recreational areas:</p> <p>None</p>
<p>Common land:</p> <p>None</p>	<p>Settlement pattern:</p> <p>Few scattered farms</p>	
<p>Heathland:</p> <p>No</p>	<p>Contribution of private gardens to landscape character:</p> <p>A., B. Small contribution from gardens of houses along Worthing Road, and eastern edge of Oakley and large trees in gardens of Wootton St Lawrence</p> <p>D. Views of gardens to east.</p> <p>F. Large trees, including oak, in gardens adjacent to east boundary</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure:</p> <p>A. North part open on south side, south part enclosed.</p> <p>B. Intimate and enclosed to north and south of area, more open east of Oakley.</p> <p>D. Open, large-scale, enclosed by ridge to north.</p> <p>E. Open, with enclosure to north boundary and along Worthing Road, and railway to south.</p> <p>F. Open, exposed.</p> <p>G. Open, large-scale, enclosed by ridge to south east.</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Other significant vegetation cover: Not Known</p>	<p>Cultural associations: Manydown Estate is an extensive area of farmland, which has influenced the area for centuries</p>	<p>Aesthetic sensitivity – landscape pattern: A., B., Small - medium D., E., F., G. Medium - large scale</p>
<p>BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland, Lowland Beech and Yew Woodland Available survey data: Marvel Row Copse & New Plantation; Wootton Copse; Worting Wood; Cow Down Copse; Mother's Copse; St. John's Copse; Well's Copse; Jeffery's Copse; Pardown Copse/Small's Copse CHS; Great Stubbs Copse & Little Stubbs Copse; Manydown Site 2, Plantation; Manydown Hedgerow Site 2a; Manydown Site 3a Pardown/Little Stubbs Copse Hedgerow; Manydown Site 5, Hedgerow North-East of Small's Copse; Manydown Hedgerow Sites 4 & 4a; Manydown Sites 6 & 6a; Manydown Site 7 Small Copse on South Edge of Well's Copse; Scrub at Breach Farm, Manydown Site 8; Long Break, Manydown Site 9; White Barrow, Manydown Site 10; Newfound Breaks, Manydown Site 11; Sites 12 & 12a Manydown Hedges & Breaks; The Old Chalk Pit, Manydown Site 14</p>	<p>Features of cultural importance: None</p>	
<p>Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINCs: Marvel Row & New Plantation; Wootton Copse; Worting Wood; Cow Down Copse; St. John's Copse; Well's Copse including woodland adjacent Breach Farm; Mother's Copse; Jeffery's Copse; Small's Copse; Pardown Copse; Great Stubbs Copse; Little Stubbs Copse Ancient Woodland: Wootton Copse; Worting Wood; Cow Down Copse; St. John's Copse; Well's Copse; Jeffery's Copse; Small's Copse; Pardown Copse; Great Stubbs Copse; Little Stubbs Copse</p>		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: A. M B. H D. M/L E. M F. M/L G. M/H	Sensitivity score: A. L B. M/L D. M/L E. M/L F. M/L G. L	Sensitivity score: A. M B. M (variable) D. L E. M/L F. M G. M
Landscape sensitivity score: A. M B. M (variable) D. L E. M/L F. M G. M		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Areas A and B. adjacent to Oakley, Areas B. and D. surrounding Worting, Areas D., F., and G. adjacent to Basingstoke</p>
<p>Character of the urban edge: East edge of Oakley abutting Area B. clearly defined for most of its length by Fox Lane, St John's Road and Pardown running at edge of the settlement, which comprises 1 and 2 storey medium density housing. Western edge of Basingstoke abutting Areas D. and F. strongly defined by straight edge of housing, which consists largely of 2 storey estates. Areas B, E and F, and the south part of Area A contribute in maintaining the separate identities of Basingstoke and Oakley.</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: North part of A. relates to east and south, lower parts less so; north parts of B. relate to countryside to north; E relates to countryside to north and east.</p>
<p>Character of adjacent village(s): Worting has an historic core with weak separation from modern estate development of west Basingstoke. Areas A, B and E are important in defining the separate settlements of Worting and Oakley. Oakley has an historic core surrounded by extensive and varied residential housing estates. Wootton St Lawrence a small, linear hamlet in north of BAS098.</p>
<p>Historic links with the wider area if known: Not Known</p>
<p>Ecological links with the wider area if known: Possible links with Many Down Park</p>
<p>Recreational links with the wider area: Links to wider footpath network</p>
<p>VDS/Parish Plan – relevant extracts: Oakley Village Design Statement:</p> <ul style="list-style-type: none"> • No further pressure should be placed on the present infrastructure unless suitable improvements are included when necessary

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 102
Site character areas:	A. Lower Loddon Valley Slopes B. Loddon Valley River Corridor C. Loddon Valley Floor D. Lower Petty's Brook Slopes
Date of site survey:	06/05/10
Surveyors:	BK/TJ
Weather/visibility:	Some mist with cloud cover
Countryside Design Area Guidance:	Loddon and Lyde Valley <ul style="list-style-type: none"> • Water meadows are important features of the floodplain and should be retained and maintained • Siting of new built form should reflect the way settlements relate to the landscape • New built form should be kept on the lower valley slopes, away from the floodplain
Basingstoke and Deane LCA:	LCA6: Loddon and Lyde Valley (Area C) <ul style="list-style-type: none"> • Heavy soils prone to waterlogging • Network of drainage ditches which characterise the flat valley floor • Diverse landscape of varying landcover and degrees of enclosure • Pasture on the lower valley slopes and valley floodplain • Away from Basingstoke and Old Basing settlement density is low, with scattered isolated farmsteads • Erosion of landscape quality and need for better landscape management • Localised visual intrusion from urban elements
Basingstoke and Deane LCA:	LCA6: Loddon and Lyde Valley (Area D) <ul style="list-style-type: none"> • Broad shallow slopes • Part of field pattern of 18th-19th parliamentary enclosures, continuing a pattern of clearing woodland for agriculture within the medieval Royal Forest of Pamber • Diverse landscape of mixed farmland and woodland on clay, to arable chalklands on upper slopes • Central area is wooded, contrasting with the area around Blacklands Farm • Away from Basingstoke and Old Basing settlement density is low, with scattered isolated farmsteads • Erosion of landscape quality and need for better landscape management • Localised visual intrusion from urban elements
Relevant assessment from 2008 landscape capacity study:	BA09: Pyott's Hill Farmland (Area A)

- Land falls from a high point along the south-western boundary to the north towards Petty's Brook and to the north-east towards the River Loddon valley floor.
- There is limited woodland within the character area and is restricted to occasional shelterbelts.
- There are a number of hedgerows within the character area forming field and road boundaries.
- The land is used exclusively for arable farming with Pyott's Hill Farm in the centre. The A33 forms the western boundary and there are a number of paths.
- Chineham Incinerator lies along the northern boundary.
- The route of a Roman Road passes through the area.
- Fields are generally large within this area giving it a large scale, this combined with the landform gives the area an open character.
- The ridge also gives greater importance to the skyline.
- Views from lower ground to the north are of a generally rural landscape with mid-distance views across an open landscape, although the incinerator does influence some views
- From higher ground to the south, there are longer distance views across a farming landscape, although the incinerator, pylons and the A33 are visible.
- This area provides the visual setting to the adjacent part of Old Basing.
- A number of residential properties abut this character area in addition to the A33 and path.
- Given the landform and vegetation structure in this area, there is little potential for mitigation
- Part of the Basing Conservation Area abuts the area and there are listed buildings at Lodge Farm
- The presence of the A33 and residential properties limits much sense of tranquillity; however, this is greater in the east towards the River Loddon.
- This is a well defined boundary and is an important element in relation to the setting of Pyott's Hill.

Low landscape capacity

Relevant assessment from 2008 landscape capacity study: BA10: Loddon Valley floor (Area B)

- The main characteristic of this area is the narrow flat valley floor of the River Loddon, through which the river runs.
- Vegetation comprises occasional strips of narrow woodland along the course of the river; field boundaries are generally defined by medium height hedges which are gappy in places. Vegetation is more extensive to the west.
- Land use within the area mainly comprises flood meadow and pasture. There is a small water treatment station along the northern boundary
- A number of public rights of way line the valley floor, although there are no roads crossing the character area.
- The area is representative of the wider landscape character in terms of landform, pattern, pastoral character and settlement density. Intrusions (high voltage electricity pylons) are relatively well contained and the area is generally intact. Aside from occasional gaps in hedgerows, it is in a good state of repair.
- It is a small scale character area within the valley floor
- The pylons, the water treatment station, some of the storage around Blacklands Farm and Chineham Incinerator (which is outside but close to the character area) are discordant features within an otherwise unified pastoral landscape
- Although this is a small character area, with a number of hedgerows and narrow woodlands, most of the vegetation follows the west-east course of the river and therefore there is a reasonably high level of intervisibility. However, this is lower towards the western end close to Old Basing.
- Views are of a generally pastoral valley landscape; however, views of the pylons, incinerator and occasional glimpses of properties (the latter two are outside the area) do have an impact on some views.
- Footpaths within the area appear to be well used.
- The linear vegetation pattern within the area could be reinforced in places, although it is unlikely to be sufficiently enough to provide effective mitigation without impacting on the character of the area, as aside from the linear woodlands alongside the river, much of the vegetation is not high enough to screen development.
- The entire course of the River Loddon through this area is a SINC and the woodlands at Lower River Row and Upper River Row are also SINC. There are two further SINC. abutting the southern boundary of the area.
- The presence of the pylons and the nearby incinerator both contribute to the lack of tranquillity of the area. However, there is some sense of tranquillity in some locations, close to the river, away from human influence.
- The western extreme of the character area does contribute to the setting of Basing.

Low landscape capacity

Landscape designations:

None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: The open landscape to the east (including BAS 103) to areas A, B and C The open area to the west (BAS 121) to the upper slopes of area A Glimpsed views from property at Redlands into area D Glimpsed views from Whitmarsh Lane to area D Open views and through gaps in hedgerow from Pyott's Hill into area A Glimpsed views from Lower Mill into areas A and B</p>	<p>Types of viewers: PRoVVs Local road network Residential properties</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Area A: Reinforce boundary vegetation Area B: Little scope without damaging character Area C: Little scope without damaging character Area D: Tree belt screening to footpath</p>
<p>Views out of the site to: From area A to the ridgeline of BAS 121 and to the waste facilities From area B up into Area A and up to Long Copse up the valley and down the valley to the AA building in the town centre From area C to Long Copse and its ridgeline; to Blackland's Farm and to the surrounding hillsides (BAS 103); Views through the hedge line and fence to the waste facilities From the upper slopes of area D southwards over the open fields of BAS 103 and Old Basing to distant wooded ridgeline</p>	<p>Magnitude of viewers (level of use and popularity): Well used paths through and adjacent to the site Low use of rural lanes A few private residential properties in BAS 102, BAS 103 and in the Lower Mill area</p>	<p>Impacts of mitigation: Area A: Some loss of open views and loss of views of an open skyline Area B: Loss of linear views down valley Area C: Loss of open views Area D: Potential loss of panoramic views</p>
<p>Does the site form part of a skyline? Western upper slopes of area A when viewed from the east</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Enjoyment of open countryside; local access</p>	
<p>Panoramic views: From northern boundary of Area D southwards</p>		
<p>Landmark features: None</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Sensitivity score: Area A: M/H Area B: M/H Area C: M/H Area D: M/L	Sensitivity score: Area A: M Area B: M Area C: M Area D: M/L	Sensitivity score: Area A: M/H Area B: M/H Area C: H Area D: M
Visual sensitivity score: Area A: M/H Area B: M/H Area C: M/H (greater visual sensitivity than Area B but less receptors) Area D: M (would be lower except for importance of panoramic views to south)		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Area A: Gentle rising lower slopes Area B: Part of flat linear valley bottom Area C: Part of flat valley bottom widening around Blacklands Farm Area D: Lower valley sides dropping southwards to Petty's Brook	Boundary features other than vegetation: Area A: Post and rail and post and wire fencing to paddocks; close boarded fencing at Lodge Farm; chain link fencing to sewerage plant Area B, C and D: none	Tranquillity – Noise levels: Area A: Background hum of traffic All other areas quiet with some traffic noise from waste facilities site
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: Area A: Incinerator, sewerage works, fencing Area B: Glimpses of incinerator, sewerage works Area C: Incinerator, sewerage works Area D: Incinerator, sewerage works
Soil quality: Area A: Loamy, seasonally wet, moderate fertility Area B: Peaty, naturally wet, mixed fertility Area C: Loamy, seasonally wet, moderate fertility Area D: Loamy, seasonally wet, moderate fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Light pollution from adjacent Old Basing and possibly from waste facilities, otherwise a dark area
Water features: Area A: None Area B: Bounded by River Loddon Area C: Bounded by River Loddon and Petty's Brook Area D: None	Historic Landscape Type: Parliamentary Fields, Valley Floor	
Landcover and land use: Area A: Paddocks and arable farmland Area B: Farmland pasture, wetland Area C: Farmland pasture, wetland Area D: Arable farmland	Conservation Area: None on site Abuts the Old Basing Conservation Area	
Tree belts, individual trees and riverside trees: Area A: Tree cover adjacent to Lodge Farm and tree belt adjacent to sewerage works Area B: Willow and oak along river corridor Area C: Infield trees along northern boundary and tree line along both watercourses Area D: None	Landscape features of CA: No	
Hedgerows and hedgerow trees:	Built form:	Accessibility by public footpath:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Area A: Hedgerows along PROW and tracks; otherwise a general lack of or very low hedgerows Area B: Hedgerows along PROW and around old sewage site Area C: Along boundary with sewerage plant Area D: None	Area A: Farmstead at Lodge Farm Area B, C and D: None	PROW along river Loddon valley and up to and along Whitmarsh Lane
Woodland and copses: Area A, C: None Area B: Copse at Lower River Row Area D: Enclosed by offsite woodland belts on all 4 sides	Setting of listed buildings: Area A: Buildings on Lodge Farm site. The wider setting is of arable land with the farmstead framed within a tree belt linking to hedgerows	Open access areas: None
Wetland and meadow: Area A: None Area B: Reed beds, Area C: Sedge Area D: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Scattered urban fringe facilities Scattered farmsteads	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Area A: Open fields Area B: Enclosed valley with long views down the valley Area C: Open valley bottom, enclosed by wooded ridgeline (Long Copse) Area D: Enclosed fields
Other significant vegetation cover: No	Cultural associations: Scenic area crossed by footpaths shown in Old Basing & Lychpit VDS, 2006	Aesthetic sensitivity – landscape pattern: Area A: Simple medium to large field pattern Area B: Diverse landscape of linear valley with sinuous boundaries Area C: Diverse landscape of irregular field with wetland, hedgerow and tree landscape features Area D: Small to medium sized field contained by blocks of woodland
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>BAP Priority Habitats: Area A – Lowland mixed deciduous woodland Area B – Lowland mixed deciduous woodland Area C – Lowland mixed deciduous woodland Area D – Lowland mixed deciduous woodland surrounding area Available survey data: Area A – None Area B – Loddon Copse Area C – None Area D – None</p>	<p>Area A: Remains of Roman Road – not visible Area B: Remains of Roman Road – not visible Area C & D: None</p>	
<p>Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Area A: None Area B: SINC – River Loddon Area C: SINC on adjacent Long Copse and River Loddon Area D: SINC adjacent to all boundaries (Whitmarsh Lane & Piece, Petty’s Brook Strip); Ancient Woodland to Eastern Boundary</p>		
<i>Other information</i>		
<p>Sensitivity score: Area A: M Area B: M/H Area C: H Area D: M/L</p>	<p>Sensitivity score: Area A: M Area B: M Area C: M/L Area D: M/L</p>	<p>Sensitivity score: Area A: M Area B: M/H Area C: H Area D: M</p>
<p>Landscape sensitivity score: Area A: M Area B: M/H Area C: M/H Area D: M/L</p>		
<p>Additional comments:</p>		

Relationship with the wider landscape/townscape

Adjacent settlement:

Basingstoke lies to the west, separated from the site by BAS 121
Centre of Old Basing 1km to the south with extension leading up to Lower Mill and Pyott's Hill adjacent to the site

Character of the urban edge:

- Separated from urban Basingstoke by A33, tree cover along the Park Pale and open fields of BAS 121
- Abuts hedgerow and narrow lane at Pyott's Hill and housing at Lower Mill
- Separated from Old Basing by Loddon valley and settlement at Lower Mill
- The southern point of Area A meets the narrow built up link between Basingstoke and Old Basing at Pyotts Hill but provides a contrast with the urban character

Presence in a floodplain:

Area A – Yes: Eastern boundary of area touched by River Loddon floodplain
Areas B and C – Yes: River Loddon lies within both areas, which area affected by 1:100 and 1:1000 year flooding
Area D – Yes: Southern half of site affected by 1:100 and 1:1000 year flooding of Petty's Brook

Relationship with adjacent wider countryside:

Area A: Part of wider open landscape extending westwards into BAS 121 and eastwards into BAS 103. Forms landscape setting to river corridor.
Area B: Valley floor has strong relationship with the rest of the Loddon Valley in BAS 103 and Area C
Area C: Part of valley meadow extending into BAS 103
Area D: Part of wooded enclosed medium sized field pattern north of Petty's Brook

Character of adjacent village(s):

Lower Mill/Pyott's Hill is a largely linear hamlet extending into Old Basing, becoming more suburban south of the River Loddon. The rural character of the site contributes to the surviving less urban character of Lower Mill/Pyott's Hill

Historic links with the wider area if known:

River Loddon was an important resource for Old Basing supplying fish, water and watercress (Old Basing & Lychpit VDS, 2006)

Ecological links with the wider area if known:

Areas B and C are part of the wider River Loddon SINC, linking with other SINC areas

Recreational links with the wider area:

All areas crossed by footpath system leading out from the urban area into the open countryside

VDS/Parish Plan – relevant extracts:

Old Basing and Lychpit VDS 2006:
No specific mention of any important features within the site. The VDS sets out guidelines to limit the visual impact of development, protect local vegetation and integrate new built form into the landscape and existing settlement pattern

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 103
Site character areas:	A. Loddon Valley floor – BA10 B. Open Loddon/Lyde Valley Sides - BA11 C. East Basing Enclosed Farmland - BA12 D. North and east of Blackland's Farm
Date of site survey:	30/4/10
Surveyors:	BK/AG/TJ/LF
Weather/visibility:	Overcast
Countryside Design Area Guidance:	Loddon and Lyde Valley <ul style="list-style-type: none"> • Water meadows are important features of the floodplain and should be retained and maintained • Siting of new built form should reflect the way settlements relate to the landscape • New built form should be kept on the lower valley slopes, away from the floodplain
Basingstoke and Deane LCA (character base for Area D):	Loddon and Lyde Valley <ul style="list-style-type: none"> • Heavy soils prone to waterlogging • Network of drainage ditches which characterise the flat valley floor • Diverse landscape of varying landcover and degrees of enclosure • Pasture on the lower valley slopes and valley floodplain • Away from Basingstoke and Old Basing settlement density is low, with scattered isolated farmsteads • Erosion of landscape quality and need for better landscape management • Localised visual intrusion from urban elements
Relevant assessment from 2008 landscape capacity study:	BA10: Loddon Valley floor (Area A)

- The main characteristic of this area is the narrow flat valley floor of the River Loddon, through which the river runs. Beyond the valley the land rises gently to either side.
- Vegetation comprises occasional strips of narrow woodland along the course of the river; field boundaries are generally defined by medium height hedges which are gappy in places. Vegetation is more extensive to the west.
- Land use within the area mainly comprises flood meadow and pasture. There is a small water treatment station along the northern boundary
- A number of public rights of way line the valley floor, although there are no roads crossing the character area.
- The area is representative of the wider landscape character in terms of landform, pattern, pastoral character and settlement density. Intrusions (high voltage electricity pylons) are relatively well contained and the area is generally intact. Aside from occasional gaps in hedgerows, it is in a good state of repair.
- It is a small scale character area within the valley floor
- The pylons, the water treatment station, some of the storage around Blacklands Farm and Chineham Incinerator (which is outside but close to the character area) are discordant features within an otherwise unified pastoral landscape
- Although this is a small character area, with a number of hedgerows and narrow woodlands, most of the vegetation follows the west-east course of the river and therefore there is a reasonably high level of intervisibility. However, this is lower towards the western end close to Old Basing.
- Views are of a generally pastoral valley landscape; however, views of the pylons, incinerator and occasional glimpses of properties (the latter two are outside the area) do have an impact on some views.
- Footpaths within the area appear to be well used.
- The linear vegetation pattern within the area could be reinforced in places, although it is unlikely to be sufficiently enough to provide effective mitigation without impacting on the character of the area, as aside from the linear woodlands alongside the river, much of the vegetation is not high enough to screen development.
- The entire course of the River Loddon through this area is a SINC and the woodlands at Lower River Row and Upper River Row are also SINC. There are two further SINC. abutting the southern boundary of the area.
- The presence of the pylons and the nearby incinerator both contribute to the lack of tranquillity of the area. However, there is some sense of tranquillity in some locations, close to the river, away from human influence.
- The western extreme of the character area does contribute to the setting of Basing.

Low landscape capacity

Relevant assessment from 2008 landscape capacity study: BA11: Open Loddon/Lyde Valley Sides (Area B)

- Sloping land on southern side of River Loddon
- Strong rural character, with urban form generally well screened with occasional views of incinerator, pylons, roads and railway
- Occasional deciduous copses, with treed hedges

Low landscape capacity

Relevant assessment from 2008 landscape capacity study: BA12: East Basing Enclosed Farmland (Area C)

- Area beyond eastern edge of Old Basing on generally elevated ground
- Strong rural character
- A number of large deciduous copses, with treed hedges
- Mixture of arable farmland and woodland
- High ground in centre of area increases prominence of the skyline

Medium/Low landscape capacity

Landscape designations: None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: BAS 102 Newnham Lane to Area B and C	Types of viewers: PRoWs Local road network Residential properties	Opportunities for mitigation and landscape compatibility of mitigation: Area A: Little scope without damaging character Area B: Little scope without damaging character Area C: Little scope without damaging character Area D: Little scope without damaging character
Views out of the site to: From area A to sewerage works Houses at northern edge of Old Basing / Lower Mill visible from Area A From areas A, B and D to Long Copse and Round Copse From Area A to the AA building in the town centre From Area A to Lodge Farm and to Chineham incinerator From Area B to College Copse	Magnitude of viewers (level of use and popularity): Well used paths in BAS 102, BAS 103, BAS 121 and adjacent to the site Low use of rural lanes in BAS 103 A few private residential properties in BAS 102, BAS 103 and in the Lower Mill area	Impacts of mitigation: Area A: Potential loss of linear views along valley Area B: Potential loss of panoramic views and views towards valley bottom Area C: Potential loss of views of skyline Area D: Potential loss of open views across valley bottom and views to wooded ridges to north east
Does the site form part of a skyline? Yes. Area C forms ridge when viewed from Newnham Lane	Visual perceptions (activity and expectations of local visual receptors): Enjoyment of open countryside; local access	
Panoramic views: From Area B eastwards		
Landmark features: None		
Sensitivity score: Area A: M Area B: M Area C: M Area D: M	Sensitivity score: Area A: M Area B: M Area C: M Area D: M	Sensitivity score: Area A: M/H Area B: M/H Area C: M/H Area D: M/H
Visual sensitivity score: Area A: M Area B: M Area C: M Area D: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Area A: Part of flat linear valley bottom Area B: lower valley sides dropping north east to River Loddon Area C: rolling over away from Loddon valley Area D: part of flat valley bottom widening around Blacklands Farm	Boundary features other than vegetation: None	Tranquillity – Noise levels: Traffic on Newnham Lane most evident from areas B and C. Basingstoke traffic noise more evident from west end of Area A. Railway runs through south part of Area C. Area D quiet.
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: All areas affected by views of pylons; Chineham incinerator and sewerage works visible from Area A. Railway runs through south part of Area C
Soil quality: Area A: Loamy, seasonally wet, moderate fertility Area B: Loamy, seasonally wet, moderate fertility Area C: Loamy, seasonally wet, moderate fertility Area D: Mixture of peaty, naturally wet, mixed fertility and loamy, seasonally wet, moderate fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Light pollution possible from waste facilities, otherwise dark area. Railway runs through south part of Area C
Water features: Area A: River Loddon and drainage ditches Area B: None Area C: None Area D: River Loddon and drainage ditches	Historic Landscape Type: Valley Floor, Assarted Fields, Assarted Woodland	
Landcover and land use: Area A: arable farmland and linear woodland Area B: arable farmland and linear woodland Area C: arable farmland and woodland blocks Area D: arable farmland, pasture, wetland	Conservation Area: None	
Tree belts, individual trees and riverside trees: Area A: Willow, hazel, sycamore and oak along river corridor Area B: Woodland at Bottom Row and Rushes Row Area C: Woodland blocks near Poors Farm and along Ashmoor Lane Area D: Some tree cover along river corridor	Landscape features of CA: N/A	
Hedgerows and hedgerow trees:	Built form:	Accessibility by public footpath:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Area A: hedgerows along field boundaries Area B: hedgerows along PROW, farm tracks, lanes and field boundaries Area C: hedgerows to field boundaries and along lanes Area D: some gappy hedgerows to field boundaries	Area A: farmstead Area B: farmstead Area C: railway line Area D: none	Areas A and D: PROW along river PROW linking river to Newnham Lane, PROW across south part of Area C
Woodland and copses: Area A, C: None Area B: Copse at Lower River Row Area D: Enclosed by offsite woodland belts on all 4 sides	Setting of listed buildings: Areas A, B & D: None Area C: Poors Farm	Open access areas: None
Wetland and meadow: Area A: Low-lying meadows Area B: none Area C: none Area D: Wetland with sedges	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Scattered farmsteads	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Area A: enclosed valley with some long views down the valley Area B: Open fields, long views towards east Area C: Open fields, long views towards east and north across valley Area D: open valley bottom, backdrop defined by wooded ridgeline (Long Copse)
Other significant vegetation cover: No	Cultural associations: Scenic area crossed by footpaths shown in Old Basing & Lychpit VDS, 2006	Aesthetic sensitivity – landscape pattern: Area A: Linear valley with sinuous boundaries Area B: Medium to large field pattern Area C: Irregular field pattern Area D: Large field pattern
BAP/Phase I records: BAP Priority Habitats: Area A – Lowland Mixed Deciduous Woodland Area B – Lowland Mixed Deciduous Woodland Area C – Lowland Mixed Deciduous Woodland	Features of cultural importance: Area A: Course of Roman Road just to west of area – not visible	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Area D – Lowland Mixed Deciduous Woodland; Lowland Meadow Available survey data: Area A – Upper River Row; Lower River Row; Blacklands Farm Area B; Area B – Bottom Row; Rushes Row Area C – Bain’s Wood; Elliot’s & Bell’s Copses; Round Copse; Hodd’s Copse East; Ashmoor Lane Plantation; Hodd’s & Virnell’s Copses Area D – Blacklands Farm Fen; Blacklands Farm Marsh; Blacklands Farm (2)		
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: Area A: SINCs within area Area B: SINCs & Ancient Woodland within area Area C: SINCs & Ancient Woodland within area Area D: SINCs within area		
<i>Other information</i>		
Sensitivity score: Area A: M/H Area B: M Area C: M Area D: M/H	Sensitivity score: Area A: M/H Area B: M/L Area C: M/L Area D: M/H	Sensitivity score: Sensitivity score Area A: M/H Area B: M/H Area C: M/H Area D: M/H
Landscape sensitivity score: Area A: M/H Area B: M Area C: M Area D: M/H		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Basingstoke to west Old Basing to the south</p>
<p>Character of the urban edge: Village edge houses at northern edge of Old Basing / Lower Mill visible from Area A</p>
<p>Presence in a floodplain: Areas A and D – Yes: River Loddon lies within both areas, which are affected by 1:100 and 1:1000 year flooding Areas B and C – No</p>
<p>Relationship with adjacent wider countryside: Area A: Valley floor has strong relationship with Loddon Valley in BAS 102 Area B: Similar landscape extends west of Area C Area C: Forms skyline for adjacent valley sides Area D: Strong relationship with wooded ridge of Long Copse</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: River Loddon was an important resource for Old Basing supplying fish, water and watercress (Old Basing & Lychpit VDS, 2006)</p>
<p>Ecological links with the wider area if known: Not Known</p>
<p>Recreational links with the wider area: All areas crossed by footpath system leading out from the urban area into the open countryside</p>
<p>VDS/Parish Plan – relevant extracts: N/A</p>

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 104
Site character areas:	No subdivisions
Date of site survey:	11/05/10
Surveyors:	BK/AG
Weather/visibility:	Cloud
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> New built form should avoid opening up long views and relate well to the traditional settlement pattern, and the pattern of hedgerows and woodland and be sited on lower valley slopes
Basingstoke and Deane LCA:	N/A <ul style="list-style-type: none"> N/A
Relevant assessment from 2008 landscape capacity study:	BA01: Sherborne St John Slopes <ul style="list-style-type: none"> Gently sloping landform Mixed farmland with little woodland; hedges in varying condition and limited across area; occasional farmsteads; minor roads and footpaths cross the area. Elements produce an open landscape, enclosed by surrounding landform and vegetation Unified large scale landscape with few discordant features within it Parliamentary fields are a common historic landscape type in the area The area is representative of the wider landscape character although there has been some hedge removal Long distance views through the area of a generally rural landscape; There are a number of properties along the edge of the village (and Basingstoke) looking over this character area. In addition there is a network of roads and footpaths. Given this is an open landscape with a relatively intact character, there is limited potential for mitigation, as the introduction of new areas of screen planting would have an adverse impact on an area which contains little woodland. This area is very significant in relation to maintaining physical separation between Basingstoke and Sherborne St John. Whilst there are no designations in the area, the south-eastern corner abuts Carpenter's Down, a significant SINC. The proximity of the A340 and settlements limit the sense of tranquility, although it is a sloping landform with a unified farming character that does have some scenic beauty.
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Open views from the local footpath network Open views from new adjacent housing estate (although new planting along the boundary of this estate will screen views in the long term) Long view from Chineham Lane Possible very long views from the higher ground to the south-west	Types of viewers: PRoVVs Residential properties Local road	Opportunities for mitigation and landscape compatibility of mitigation: Could extend tree planting around adjacent estate to the site boundaries Although woodland is not common in BA01, the adjacent area (Spiers Copse and Carpenter's Copse) is well wooded. Wooded links into these woods would not be out of place
Views out of the site to: Adjacent new housing Woodland to the north on the skyline Long views to the south-west Views down the shallow valley to the north-west towards Sherborne St John, but the village is not visible Winter views to older housing to east	Magnitude of viewers (level of use and popularity): Large estate Well used paths Well used local road leading to Sherborne St John	Impacts of mitigation: Screen planting to upper slopes would obstruct the views to the south east
Does the site form part of a skyline? Upper slopes form foreground to woodland on skyline	Visual perceptions (activity and expectations of local visual receptors): Urban fringe	
Panoramic views: From higher slopes to the south-west		
Landmark features: None		
Sensitivity score: M/H	Sensitivity score: M/H	Sensitivity score: M
Visual sensitivity score: M/H		
Additional comments: The upper slopes are particularly sensitive		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gentle rising slopes falling from shallow ridge in the north	Boundary features other than vegetation: Post and rail along boundary to adjacent new housing and along north-western boundary	Tranquillity – Noise levels: Low levels despite proximity of urban development
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: Power lines Views across Basingstoke
Soil quality: Seasonally wet (impeded drainage), loamy/clayey, moderate fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Lighting to adjacent urban area
Water features: Balancing ponds and swales for the adjacent new development located in the site	Historic Landscape Type: Parliamentary Fields, Large Wavy Fields	
Landcover and land use: Arable farmland SUDS	Conservation Area: None	
Tree belts, individual trees and riverside trees: Infield trees along old boundary across centre of site New tree belt along boundary with new estate Enclosed by tree belt between site and housing to the east	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Low hedgerow along north-western boundary New hedgerow planting along boundary to adjacent new housing	Built form: None	Accessibility by public footpath: PRoW out along edge of urban area and across centre into open countryside
Woodland and copses: Enclosed by offsite woodland belts on north side	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: Reed beds in balancing ponds	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Away from Basingstoke the settlement is dispersed, often linear and located in valleys in a close relationship to the landform and woodland. However site is heavily influenced by the adjacent high density urban development	
Heathland: None	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	N/A	Generally an open landscape of medium to large fields, with an absence of internal features. Bounded by block of woodland and housing
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Simple and uniform
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINC in woodland adjacent to East of site (Carpenter’s Down Wood); SINC in woodland adjacent to North of site (Spier’s Copse)		
<i>Other information</i>		
Sensitivity score: M	Sensitivity score: M/L	Sensitivity score: M
Landscape sensitivity score: M		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Basingstoke immediately to south Sherborne St John 1km to the northwest</p>
<p>Character of the urban edge:</p> <ul style="list-style-type: none"> • Separated from Basingstoke by belt of new tree planting, balancing ponds and footpath but urban edge currently very exposed • Separated from Sherborne St John by open fields and belts of woodland – village is not visible • The site projects north of Basingstoke into open land framed by woodland
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Part of landscape character extending west, along the northern edge of Basingstoke The site is part of the pattern of open fields and woodland blocks which separate Basingstoke and Sherborne St. John and maintain their difference in character</p>
<p>Character of adjacent village(s): Sherborne St John does not influence the character of this area</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: None</p>
<p>Recreational links with the wider area: Footpath system leading out to Sherborne St John in one direction and Carpenter’s Down wood and adjacent woodland to the east</p>
<p>VDS/Parish Plan – relevant extracts: N/A</p>

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 107
Site character areas:	No subdivision
Date of site survey:	11/05/10
Surveyors:	BK/AG (No public access onto site)
Weather/visibility:	
Countryside Design Area Guidance:	Lowlands and Heath <ul style="list-style-type: none"> • Woodland blocks and mature trees in the area are important features around settlements and should be maintained • New development should be associated with existing settlements and above the floodplain • Narrow lanes to be protected from suburbanisation
Basingstoke and Deane LCA:	N/A <ul style="list-style-type: none"> • N/A
Relevant assessment from 2008 landscape capacity study:	BA04: Cufaude East <ul style="list-style-type: none"> • Generally flat landform, with gentle slope falling from south to north • Small copses/shelterbelts to the south • Stronger hedge structure to the south • Farmsteads, occasional residential properties and a small industrial development along Cufaude Lane. There are few Public Rights of Way • Small Wavy Fields are an historic landscape type that are infrequent in the area • Mixture of generally regular field sizes – small to south, large in centre and medium to north.. • The higher ground along the southern boundary has some impact on the skyline. There is a reasonably high level of intervisibility within the area • There are relatively few users in the area • The flat landform, vegetation pattern and scale of field sizes mean that there is greater potential for mitigation within parts of this area, particularly to the east and south. • Two SINC's • In some parts, this road has a strong rural 'country lane' character. • The planting and ridge on the southern boundary provide effective containment of the urban edge of Basingstoke (Hampshire International Business Park)
Medium landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Views from public right of way along northern boundary through gaps in hedge and tree line Views from adjacent road network and rail line screened by woodland and tree belts Open view from Razors Farm	Types of viewers: PROW Adjacent railway Road network Residents	Opportunities for mitigation and landscape compatibility of mitigation: Existing screen planting good Existing boundary planting could be reinforced without harm to the local landscape character
Views out of the site to: Very limited due to dense woodland and tree cover around all boundaries and internally. Some views northwards through gaps in northern boundary	Magnitude of viewers (level of use and popularity): Footpath close to local estates but did not appear to be well used Single dwelling Local traffic	Impacts of mitigation: Current views from the footpath of a small scale and diverse landscape would be lost
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): General enjoyment of the open countryside	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M/L	Sensitivity score: M/L	Sensitivity score: M
Visual sensitivity score: M/L		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat landform	Boundary features other than vegetation: Post and wire fencing to northern boundary	Tranquillity – Noise levels: Normally low levels of noise except when trains passing
Geological features: None	Historic landscapes: None but the ‘small wavy fields’ historic landscape type is clearly evident in the current landscape	Tranquillity – Visual intrusion: None except a glimpse of passing trains
Soil quality: Seasonally wet (impeded drainage), loamy/clayey, moderate fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: A dark area close to high levels of lighting in Basingstoke which is partly shielded by the high tree cover to the southern and western boundaries
Water features: Boundary ditches	Historic Landscape Type: Small Wavy Fields	
Landcover and land use: Agricultural - pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Site is distinguished by the predominance of mature tree belts, both along the site boundaries and internally	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Remnant hedgerows within the tree belts	Built form: Farmstead	Accessibility by public footpath: No public access
Woodland and copses: None on site Woodland encloses the site on its south western boundary and a wooded belt separates Basingstoke from the site along the southern boundary	Setting of listed buildings: The historic field pattern forms the setting to Razor’s Farm barn	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Site is in an area of scattered farmsteads	
Heathland: None	Contribution of private gardens to landscape character: N/A	Aesthetic sensitivity - Elements of openness/enclosure: Strong sense of enclosure
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small enclosed fields with distinctive wavy edge along the northern boundary

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: Razor's Farm Roman Road; Drain Copse	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINCS: Razor's Farm Woodland Strips		
<i>Other information</i>		
Sensitivity score: H	Sensitivity score: M/H	Sensitivity score: M
Landscape sensitivity score: M/H		
Additional comments: The historic relationship between Razors Farm and the site should be investigated		

Relationship with the wider landscape/townscape

Adjacent settlement: Basingstoke
Character of the urban edge: Strong tree belts separate the site from the urban edge
Presence in a floodplain: No
Relationship with adjacent wider countryside: The site has a distinct landscape character which contrasts with the more farmed landscape to the north and the blocks of woodland between Basingstoke and Bramley
Character of adjacent village(s): Bramley lies 2km to the north, separated by Bramley Camp. The character of Bramley therefore does not influence the site
Historic links with the wider area if known: Not recorded
Ecological links with the wider area if known: N/A
Recreational links with the wider area: Part of footpath network between Basingstoke and Bramley passes the site
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 114
Site character areas:	North East Dummer Farmland and Woodland - BA22
Date of site survey:	18/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Oakley and Steventon Down <ul style="list-style-type: none"> • Rolling chalkland with a unifying pattern of large woodland and hedges • A mosaic of arable farmland, parkland, mixed woodland • Semi-enclosed, intimate landscape • Rural, remote • Medium to large fields • Low to moderate intervisibility
Relevant assessment from 2008 landscape capacity study:	BA22: North East Dummer Farmland and Woodland <ul style="list-style-type: none"> • Separate from Basingstoke • Naturalistic • Ridge in east of area giving separation • Rolling landform • Some large woodlands • Good hedges • Medium size arable fields • Prominent skyline • Some longer views of Basingstoke
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW along west side of the site Winchester Road along east side of site	Types of viewers: PRoW Drivers	Opportunities for mitigation and landscape compatibility of mitigation: Limited opportunity for mitigation planting without adversely affecting open character of field. Potential for enhancing vegetation along eastern boundary with road to reduce impact of road on the site
Views out of the site to: Vehicles on Winchester Road visible from lower part of site, across road towards east and restricted long views west from higher ground	Magnitude of viewers (level of use and popularity): Quiet path, busy road, but fleeting views as passing at some speed	Impacts of mitigation: Loss of internal views of landform and longer views across eastern boundary
Does the site form part of a skyline? Yes, from low ground in east of site	Visual perceptions (activity and expectations of local visual receptors): Part of landscape setting for Basingstoke, with some separation from the town, providing an easily accessible tranquil part of the countryside	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M	Sensitivity score: M	Sensitivity score: M/H
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow, smooth valley, with east part of site sloping up to form the western tip of a ridge along the south part of Basingstoke.	Boundary features other than vegetation: Post and wire fence	Tranquillity – Noise levels: Quiet, with some noise from road
Geological features: No	Historic landscapes: Adjacent to course of Roman Road	Tranquillity – Visual intrusion: Vehicles visible on skyline
Soil quality: Freely draining, loamy, low to high fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Light columns on road visible from lower part of site
Water features: No	Historic Landscape Type: Large Wavy Fields	
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts along north and west boundaries, the latter being along the course of the Roman Road	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedgerows on south and east boundaries	Built form: No	Accessibility by public footpath: No PRow within site, but adjacent to western boundary
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Lower part of site feels enclosed by landform and vegetation, higher ground may feel more exposed
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small / medium
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland; Lowland Beech and Yew Woodland Available survey data: Beech Break – North of Saunders	Features of cultural importance: Course of Roman Road adjacent to west of area – not visible	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Land; Beech Break – West of Saunders Land; Saunders Land		
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINCs adjoining site: Beech Break – North of Saunders Land; Beech Break – West of Saunders Land		
<i>Other information</i>		
Sensitivity score: M	Sensitivity score: M/L	Sensitivity score: M
Landscape sensitivity score: M		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Basingstoke
Character of the urban edge: Large, modern housing estate to north separated by newly wooded open space. Separated by road and areas of open scrubland from the 2-3 storey housing development and larger community buildings to east
Presence in a floodplain: No
Relationship with adjacent wider countryside: A character link with BAS133 and to a lesser extent BAS 098G to the west; part of the landscape setting to Basingstoke.
Character of adjacent village(s): N/A
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Not Known
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 121
Site character areas:	A. Pyott's Hill Farmland informed by 2008 Study B. North of Petty's Brook informed by 2001 Study
Date of site survey:	06/05/10
Surveyors:	BK/TJ
Weather/visibility:	Some mist and cloud cover
Countryside Design Area Guidance:	Loddon and Lyde Valley <ul style="list-style-type: none"> New development should be kept to the lower valley slopes, outside floodplain
Basingstoke and Deane LCA:	LCA6: Loddon and Lyde Valley (Area B) <ul style="list-style-type: none"> Broad shallow slopes Part of field pattern of 18th-19th parliamentary enclosures, continuing a pattern of clearing woodland for agriculture within the medieval Royal Forest of Pamber Smaller scale enclosed part of LCA6 Diverse landscape of mixed farmland and woodland on clay, to arable chalklands on upper slopes Central area is wooded, contrasting with the area around Blacklands Farm Relatively low intervisibility Away from Basingstoke and Old Basing settlement density is low, with scattered isolated farmsteads Erosion of landscape quality and need for better landscape management Localised visual intrusion from urban elements
Relevant assessment from 2008 landscape capacity study:	BA09: Pyott's Hill Farmland (Area A) <ul style="list-style-type: none"> Land falls from a high point along the south-western boundary to the north towards Petty's Brook and to the north-east towards the River Loddon valley floor. There is a ridge running through the area. There is limited woodland within the character area and is restricted to occasional shelterbelts. There are a number of hedgerows within the character area forming field and road boundaries. The land is used exclusively for arable farming with Pyott's Hill Farm in the centre. The A33 forms the western boundary and there are a number of paths. Chineham Incinerator lies along the northern boundary. The route of a Roman Road passes through the area and a Park Pale forms the southern boundary. Fields are generally large within this area giving it a large scale, this combined with the landform gives the area an open character. The ridge also gives greater importance to the skyline
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: Area A: The ridgeline is very visible from the open countryside to the east, including PROW and the local road network Open and partial views from property in Great Binfields Views from A33, and Basingstoke west of the road, are screened by vegetation Long distance views of upper slopes from track to Redlands</p> <p>Area B: Partial views through gaps from A33 Views through trees from access to Redlands and from the property Glimpses from footpath linking Whitmarsh Lane and access to the waste facilities Open views from permitted path alongside this access</p>	<p>Types of viewers: Area A: Footpath users Residents</p> <p>Area B: Footpath users Road users Residents</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Area A: New screen planting could be introduced but would not be in keeping with the open landscape character of the site</p> <p>Area B: Views from the A33 could be screened Screen planting has already been implemented south west of Redlands Additional woodland belts would not be out of keeping with the local landscape</p>
<p>Views out of the site to: Area A: Open views eastwards from footpath along western boundary adjacent to Park Pale towards BAS 102 and 103 View north into Area B which can be seen rising to the skyline Views down into Lower Mill and northern Old Basing</p> <p>Area B: Open views from northern edge southwards to Area A and wooded hills in distance</p>	<p>Magnitude of viewers (level of use and popularity): Area A: Paths appear well used A good number of properties overlook, particularly in winter</p> <p>Area B: A couple of dwellings High level of use along A33 Paths well used</p>	<p>Impacts of mitigation: Area A: Loss of views eastwards</p> <p>Area B: Loss of panoramic views south</p>
<p>Does the site form part of a skyline? Area A: in views from the Loddon Valley floor and the northern boundary of Area B</p> <p>Area B: in views from Area A</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Areas A and B: Perception of being on the urban edge whilst at the beginning of a wider open landscape Good views to be enjoyed</p>	
<p>Panoramic views: Area A: wide middle distance view rather than panoramic view</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Area B: southwards		
Landmark features: None		
Sensitivity score: Area A: M/H Area B: M/H	Sensitivity score: Area A: M Area B: M/H	Sensitivity score: Area A: M/H Area B: M
Visual sensitivity score: Area A: M/H Area B: M/H		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<p>Topography and landform: Area A: Broad ridge falling northwards to Petty's Brook</p> <p>Area B: Sloping landform falling southwards to Petty's Brook</p>	<p>Boundary features other than vegetation: No</p>	<p>Tranquillity – Noise levels: General background road noise from the A33</p>
<p>Geological features: None</p>	<p>Historic landscapes: No</p>	<p>Tranquillity – Visual intrusion: Area B: A33 is visible through gaps in the hedge line</p>
<p>Soil quality: Seasonally wet (impeded drainage), loamy/clayey, moderate fertility</p>	<p>Parkland features: None despite proximity to Park Pale</p>	<p>Tranquillity – Light pollution/dark skies: High levels of lighting along A33 and within adjacent Basingstoke to the west. Dark skies to east</p>
<p>Water features: Petty's Brook forms northern boundary of Area A</p> <p>Area B separated from Petty's Brook by access to waste facilities</p>	<p>Historic Landscape Type: Parliamentary Fields, Assarted Fields</p>	
<p>Landcover and land use: Agricultural - arable</p>	<p>Conservation Area: None on the site but Area A abuts Old Basing Conservation Area and the southern part of the site is important to the rural setting of the Conservation Area</p>	
<p>Tree belts, individual trees and riverside trees: Area A: A few individual trees Line of riverside trees along Petty's Brook Area is bounded by off site tree belts along Park Pale and adjacent to Lodge Farm</p> <p>Area B: New tree belt west of Redlands South side of avenue of trees along track to Redlands Trees between BAS121 and area of BAS 102 north of Petty's Brook</p>	<p>Landscape features of CA: N/A</p>	
<p>Hedgerows and hedgerow trees: Area A: Low hedges mainly, with a hedgerow with hedge trees near northern end</p>	<p>Built form: None</p>	<p>Accessibility by public footpath: Area A: Footpath alongside whole of this area</p>

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Area B: Gappy mature hedge to A33		Area B: No direct access but permitted path runs along southern edge next to Petty's Brook
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: Site adjacent to Park Pale. Buffer needed to protect the setting if site considered for development	Recreational areas: None
Common land: None	Settlement pattern: Away from Basingstoke there are just scattered farmsteads	
Heathland: None	Contribution of private gardens to landscape character: Area A: Site is abutted by private gardens (some of which include the Park Pale) along its western boundary	Aesthetic sensitivity - Elements of openness/enclosure: Area A: an open landscape Area B: an enclosed landscape of small fields (the elevation of the higher ground and gappy hedge allow inter-visibility despite this)
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Area A: A simple uniform landscape typical of upper and lower arable slopes Area B: Greater landscape diversity than area A but also a simple field pattern
BAP/Phase I records: BAP Priority Habitats: Area A – Lowland Mixed Deciduous Woodland Area B – None Available survey data: Area A – None Area B – None	Features of cultural importance: No information	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: Area A: M Area B: M/L	Sensitivity score: Area A: M/L Area B: M	Sensitivity score: Area A: M/L Area B: M
Landscape sensitivity score: Area A: M/L Area B: M		
Additional comments: Area B sits north of Petty’s Brook which forms a natural dividing line between the southern landscape arable landscape and the more diverse and extensive open countryside to the north		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Areas A and B abut Basingstoke</p>
<p>Character of the urban edge: Area A is separated from the built form by the Park Pale in part but in the south the Great Binfields estate comes up to the boundary, separated by a tree line Area B is separated from the urban edge by the A33 and belts of screen planting along the roadside</p>
<p>Presence in a floodplain: Yes: Site straddles Petty's Brook and associated floodplain</p>
<p>Relationship with adjacent wider countryside: Area A is part of the open arable landscape on the lower and upper slopes above the River Loddon valley, extending eastwards Area B is part of the wider open countryside which extends north and east away from the influence of Basingstoke</p>
<p>Character of adjacent village(s): N/A</p>
<p>Historic links with the wider area if known: No historic remaining interest on the site</p>
<p>Ecological links with the wider area if known: None</p>
<p>Recreational links with the wider area: Part of footpath network between Basingstoke and Old Basing</p>
<p>VDS/Parish Plan – relevant extracts: Old Basing and Lychpit VDS 2006: No specific mention of any important features within the site. The VDS sets out guidelines to limit the visual impact of development, protect local vegetation and integrate new built form into the landscape and existing settlement pattern</p>

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 122
Site character areas:	No subdivisions
Date of site survey:	11/05/10, 15/07/10
Surveyors:	BK/AG/LF
Weather/visibility:	Cloud / sun
Countryside Design Area Guidance:	Lowlands and Heath
<ul style="list-style-type: none"> • Development should be associated with existing settlements 	
Basingstoke and Deane LCA:	N/A
<ul style="list-style-type: none"> • N/A 	
Relevant assessment from 2008 landscape capacity study:	BA 04: Cufaude East
<ul style="list-style-type: none"> • Generally flat landform, with gentle slope from south to north • Predominantly arable farming • Hedges are low with some gappy in the north • Farmsteads, occasional residential properties • Bramley MOD Camp forms the NE boundary; there are few Public Rights of Way • Small Wavy Fields are an historic landscape type that are infrequent in the area • Reasonably representative of wider landscape character but a number of hedges have been removed affecting intactness • Mixture of generally regular field sizes large in centre • Generally open landscape but enclosure provided by vegetation associated with Bramley Camp. • There is a reasonably high level of intervisibility within the area • The southern boundary of the area defines the boundary to Basingstoke • There are relatively few users in the area • Tranquility and scenic beauty is greater to the west along Cufaude Lane. In some parts, this road has a strong rural 'country lane' character. • The planting and ridge on the southern boundary provide effective containment of the urban edge of Basingstoke (Hampshire International Business Park) 	
Medium landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY - NOTE: FULL ASSESSMENT OF VISIBILITY NOT POSSIBLE DUE TO PARTS OF SITE BEING INACCESSIBLE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: From long stretch of the adjacent road through gappy hedge (open views of all sections of the site) From Upper Cufaude Farm (open views of all sections of the site) Western section of the site visible from: the railway; open countryside to north and north-west; P_{RoW} within site and P_{RoW} to north-west; farm dwelling on Razor's Farm (greater visibility in winter); Upper Cufaude Farm complex. South-west corner of site is a high point, very visible from the east part of site. Eastern section of the site is visible from: the railway (very close); P_{RoW} from west of road (glimpses in); Cufaude Lane. The parts of site east of Cufaude Lane are generally more enclosed than the rest of the site.</p>	<p>Types of viewers: Local road users Residents P_{RoW} Railway</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: North of Cufaude Lane substantial screen planting to the site boundaries would not be in keeping with local character but would merge site into wooded landscape of Bramley Camp. West of Cufaude Lane some opportunities exist for mitigating planting which could screen dominant farm barns, but at risk of losing open views. East of Cufaude Lane good opportunities exist.</p>
<p>Views out of the site to: Open countryside to west Upper Cufaude Farm Woodland to east Longer views from south-west corner Some increase in visibility in winter</p>	<p>Magnitude of viewers (level of use and popularity): Passing traffic Single dwelling Farm Quiet footpath Speeding trains</p>	<p>Impacts of mitigation: Loss of open views to Upper Cufaude Farm, although potential benefit in large barns being screened. Loss of open landscape character East of Cufaude Lane – loss of open views to west</p>
<p>Does the site form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Open ordinary landscape between settlements Quiet, but some urban influence – railway Pleasant but not distinctive</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: No</p>		
<p>Sensitivity score: M/H</p>	<p>Sensitivity score: M</p>	<p>Sensitivity score: M</p>
<p>Visual sensitivity score: M</p>		

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently rolling landscape	Boundary features other than vegetation: North of Cufaude Lane - post and wire along eastern boundary West of Cufaude Lane – post and wire	Tranquillity – Noise levels: Generally low noise levels – occasional passing traffic, railway
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: West of Cufaude Lane – power lines (small), trains
Soil quality: Seasonally wet (impeded drainage), loamy/clayey, moderate fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Dark area at some distance from adjacent light sources in Basingstoke and Bramley – further screened by woodland and tree cover
Water features: West of Cufaude Lane – dry ditch to western boundary	Historic Landscape Type: Small Wavy Fields Boundary features have been lost or changed with the development of Bramley Camp	
Landcover and land use: Agricultural – arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: North of Cufaude Lane – None West of Cufaude Lane – Strong belt to south and within, hedgerow with trees, one individual tree East of Cufaude Lane – Wood (Bramley Camp) to east boundary	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: North of Cufaude Lane – Very gappy hedge to roadside West of Cufaude Lane – some gappy informal hedge, strong along road, mature hedgerow with trees strong	Built form: Farm buildings and barns	Accessibility by public footpath: North of Cufaude Lane – No public access onto the site West of Cufaude Lane – PRoW to southern boundary
Woodland and copses: None on site Extensive woodland within Bramley Camp lies north of the site boundary of the northern and eastern sections of the site	Setting of listed buildings: Several buildings within the western complex of Upper Cufaude Farm (detailed information not available).	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Common land: None	Settlement pattern: Scattered farmsteads in open countryside between Basingstoke and Bramley	
Heathland: None	Contribution of private gardens to landscape character: Some trees within the grounds of Upper Cufaude Farm	Aesthetic sensitivity - Elements of openness/enclosure: North of Cufaude Lane – Open landscape with inter-visibility with open fields to the west and south West of Cufaude Lane – Open with internal visibility, open fields to north
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Group of fields of small to medium size under arable use, subdivided by Cufaude Lane. Some internal linear hedges and tree belts
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: West of Cufaude Lane – Remains of Roman Road – not visible	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M/L	Sensitivity score: M	Sensitivity score: M/L
Landscape sensitivity score: M/L		
Additional comments: The site is however remote from nearby settlement and the local rural settlement pattern is of dispersed properties and therefore development would be contrary to SPD Countryside Design Area Guidance		

Relationship with the wider landscape/townscape

Adjacent settlement: Basingstoke is 1km to the south Bramley village is 2km to the north
Character of the urban edge: The site is separated from the urban edges of these two settlements by open fields, extensive woodland to the north, and belts of trees and woodland to the south
Presence in a floodplain: No
Relationship with adjacent wider countryside: The landscape character of the site continues westwards and south up to SHLAA site BAS 107
Character of adjacent village(s): The hamlet of Cufaude is of dispersed properties and farmsteads. The character of Bramley does not affect the site
Historic links with the wider area if known: Not known
Ecological links with the wider area if known: No
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 132
Site character areas:	South Basingstoke Amenity and Woodland - BA21
Date of site survey:	18/05/10
Surveyors:	AG/TJ (No public access onto site)
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Basingstoke Down <ul style="list-style-type: none"> • Rolling landform, more undulating to south • Open character, with large arable fields • High intervisibility due to lack of woodland • Urban influences • New development should be carefully sited along lower valley slopes, respecting existing vegetation • Noise intrusion • Landscape setting for west and south Basingstoke • Low, well-cut hedges
NOTE: BAS132 is not typical of this landscape area, being more enclosed	
Relevant assessment from 2008 landscape capacity study:	BA21: South Basingstoke Amenity and Woodland

- Medium capacity
- Land falls from south boundary towards north east and west with a dry valley then rising towards north boundary
- Narrow shelterbelts surround golf course with woodland block to south
- Area defined by A30 and M3
- Highways depot and derelict travellers' camp
- Generally enclosed landscape
- M3 and peripheral uses create a discordant element

Medium landscape capacity

Landscape designations: None

VISUAL SENSITIVITY - NOTE: FULL ASSESSMENT OF VISIBILITY NOT POSSIBLE DUE TO INACCESSIBLE SITE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Glimpses and occasional open views from PRow, part of Wayfarer's Walk, adjacent to southern boundary Glimpses from local roads and houses to east and A30 to west Views more open in winter	Types of viewers: PRow (long distance path) Golfers Residential properties	Opportunities for mitigation and landscape compatibility of mitigation: Good - existing trees within site, in groups around golf course could be extended to subdivide the site and to create linear belts. Boundary vegetation could be strengthened and gaps plugged
Views out of the site to: Seems enclosed, but possibly longer views from higher part of site	Magnitude of viewers (level of use and popularity): PRow seems well used and is more sensitive due being to part of a long distance path. The number of houses with possible views is low, and views are glimpsed. Currently a well used golf course	Impacts of mitigation: Closing off internal views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): High expectations of golfers and long distance walkers, but other intrusive aspects such as M3, A30 have already influenced the area. If the site were to be developed, the presence of golfers would be eliminated or confined to part of the site	
Panoramic views: No		
Landmark features: No		
Sensitivity score: L	Sensitivity score: M/L	Sensitivity score: L
Visual sensitivity score: L		
Additional comments: The proximity to the Wayfarer's Walk long distance route makes visibility more sensitive as the path has a more than local use. This higher sensitivity is tempered, however, by the low level of intervisibility, good potential for mitigation and presence of other intrusive influences such as the M3.		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Undulating, with man-made localised features (greens, tees and bunkers)	Boundary features other than vegetation: Post and wire, chain link	Tranquillity – Noise levels: Noise from nearby major roads
Geological features: None	Historic landscapes: Part of the 18th Century Kempshott Park estate, Kempshott House having been demolished when the M3 was built	Tranquillity – Visual intrusion: Possible glimpsed views of roads, otherwise enclosed
Soil quality: Freely draining, loamy, low to high fertility	Parkland features: Possibly some parkland trees remaining	Tranquillity – Light pollution/dark skies: Motorway and Basingstoke glow
Water features: Not Known	Historic Landscape Type: Recreation, Large Wavy Fields	
Landcover and land use: Highly managed golf course with mown grass throughout	Conservation Area: None	
Tree belts, individual trees and riverside trees: Gappy tree belt along eastern boundary, thicker tree belt to north boundary, groups of individual native and exotic trees within the golf course	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedge of previously coppiced hazel to southern boundary	Built form: Clubhouse	Accessibility by public footpath: Adjacent Wayfarer's Walk, no path within
Woodland and copses: Adjacent mixed woodland to south	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: Golf course
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: Mixed, some long internal views, otherwise enclosed on boundaries.
Other significant vegetation cover: No	Cultural associations: Not Known	Aesthetic sensitivity – landscape pattern: Large space broken by tree groups
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous	Features of cultural importance: Kempshott Park and possibly former site of Kempshott	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
woodland Available survey data: None	racecourse	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINC adjacent to southern boundary Ancient Woodland: adjacent to southern boundary		
<i>Other information</i>		
Sensitivity score: M	Sensitivity score: M/H	Sensitivity score: L
Landscape sensitivity score: M		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Basingstoke
Character of the urban edge: New large estate and local centre (retail and community facilities), 2-3 storey housing plus larger community buildings
Presence in a floodplain: No
Relationship with adjacent wider countryside: None
Character of adjacent village(s): N/A
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Long distance Wayfarer's Walk between Emsworth, Hampshire with Walbury Hill, Berkshire
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 133
Site character areas:	North East Dummer Farmland and Woodland - BA22
Date of site survey:	18/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Oakley and Steventon Down <ul style="list-style-type: none"> • Rolling chalkland with a unifying pattern of large woodland and hedges • A mosaic of arable farmland, parkland, mixed woodland • Semi-enclosed, intimate landscape • Rural, remote • Medium to large fields • Low to moderate intervisibility
Relevant assessment from 2008 landscape capacity study:	BA22: North East Dummer Farmland and Woodland

- Low capacity
- Separate from Basingstoke
- Naturalistic
- Ridge in east of area giving separation
- Rolling landform
- Some large woodlands
- Good hedges
- Medium size arable fields
- Prominent skyline
- Some longer views of Basingstoke

Low landscape capacity

Landscape designations:

None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Southwood Farm Open views from PRoW, including part of Wayfarer's Walk, adjacent to southern boundary M3 and Winchester Road	Types of viewers: PRoW (including a short stretch of a long distance path) Farm - workers and residents Drivers	Opportunities for mitigation and landscape compatibility of mitigation: Some opportunity for mitigation planting in more enclosed parts of site without unduly affecting landscape character, by extending existing linear tree belts within site and boundary planting
Views out of the site to: Glimpses of vehicles on M3 Peak Copse to south east	Magnitude of viewers (level of use and popularity): PRoW quiet and a short stretch along the southern boundary is more sensitive due being to part of a long distance path. The number of houses with possible views is low, and views are glimpsed	Impacts of mitigation: Closing off views
Does the site form part of a skyline? Yes, when viewed from lower ground to south of site and west of hilltop, in the north west corner of the site	Visual perceptions (activity and expectations of local visual receptors): Feels separate from Basingstoke and somewhat distant from the motorway. High expectations of long distance walkers	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M/L	Sensitivity score: M/L	Sensitivity score: M/L
Visual sensitivity score: M/L		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently rolling, with ridge in north east of site	Boundary features other than vegetation: Post and wire and post and rail fences	Tranquillity – Noise levels: Some noise from roads in south part of site, but birdsong is more obvious, giving a sense of tranquillity
Geological features: No	Historic landscapes: Tree avenue across site leading to Southwood Farm could have some historical significance and could have been a link between Kempshott Park and Southwood Farm. The course of a Roman Road forms the western boundary	Tranquillity – Visual intrusion: No
Soil quality: Freely draining, loamy, low to high fertility	Parkland features: Possibly avenue, see above	Tranquillity – Light pollution/dark skies: Lights of M3 possibly visible
Water features: Not Known	Historic Landscape Type: Large Wavy Fields, Other pre-1810 Woodland	
Landcover and land use: Arable	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belt along course of the Roman Road and near the farm complex on the west side of site and along the Winchester Road on the east. Tree belts also internally dissecting the site longitudinally in the north, and an avenue of mixed trees along a drive across the site in the south. The avenue could be on the alignment and have the remnants of the driveway shown on the 1875 map	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows in the north of the site, intermittently in the southern part and along part of the eastern boundary	Built form: Adjacent Southwood Farm complex	Accessibility by public footpath: No PRoW within site, but adjacent to south and west boundaries
Woodland and copses: No	Setting of listed buildings: Yes: Southwood Farm	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character:	Aesthetic sensitivity - Elements of openness/enclosure:

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
	Farm gardens including mature trees	Large enclosed space with some openness
Other significant vegetation cover: Not Known	Cultural associations: Not Known	Aesthetic sensitivity – landscape pattern: Medium sized, irregular, linear fields
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland; Lowland Beech and Yew Woodland Available survey data: Beech Break – West of Saunders Land; Hounsome; Southwood Farm Copse	Features of cultural importance: Possible links with the former Kempshott Park estate and racecourse	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINCs: Beech Break – West of Saunders Land Ancient Woodland: adjacent to western boundary		
<i>Other information</i>		
Sensitivity score: M/H	Sensitivity score: M/H	Sensitivity score: M/H
Landscape sensitivity score: M/H		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Separate from Basingstoke
Character of the urban edge: Separated from Basingstoke by the Winchester Road and the golf course to the east and Old Down Woodland Park to the north
Presence in a floodplain: No
Relationship with adjacent wider countryside: Visual relationship with countryside to south west, character area continues to north west, but visually separate
Character of adjacent village(s): N/A
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Long distance Wayfarer's Walk between Emsworth, Hampshire with Walbury Hill, Berkshire
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 105
Site character areas:	Enclosed Worting Mixed Farmland - BA24
Date of site survey:	18/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Basingstoke Down <ul style="list-style-type: none"> • Rolling landform, more undulating to south • Open character, with large arable fields • High intervisibility due to lack of woodland • Urban influences • New development should be carefully sited along lower valley slopes, respecting existing vegetation • Noise intrusion • Landscape setting for west and south Basingstoke • Low, well-cut hedges
Relevant assessment from 2008 landscape capacity study:	BA24: Enclosed Worting Mixed Farmland <ul style="list-style-type: none"> • Landscape setting around Worting • Forms separation between Worting and Basingstoke and between Oakley and Basingstoke • Shallow valley, east to west • No significant woodland • Mature shelterbelts • Small, arable fields • Intimate and diverse landscape
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Railway line forming southern boundary, residential properties adjacent to southern and northern boundaries (properties on northern boundary are within the CA), and across railway line to east, PRoW across site, Worting Road where adjacent to north west.	Types of viewers: PRoW, train travellers, drivers, residents	Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities for mitigation, including reinforcing function as a buffer
Views out of the site to: Basingstoke visible from higher ground in west of site, railway line, CA, Worting House glimpsed, more open in winter.	Magnitude of viewers (level of use and popularity): Busy road and train, but fleeting glimpses only, well used PRoW, small number of houses, but including some within CA	Impacts of mitigation: Screen views between north and south sides of site.
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Not well maintained, but acts as a buffer between historic core of Worting and urban edge of Basingstoke and railway. North west corner of site adjacent to Worting Road is within the CA, so acts as an open approach to the CA from the west	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M	Sensitivity score: M	Sensitivity score: L
Visual sensitivity score: L/M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Topography and landform Gentle slope down west to east	Boundary features other than vegetation: Boundary features other than vegetation Post and wire fence, closeboard fence gardens, metal palisade fence along railway line, temporary electric fences subdividing horse grazing	Tranquillity – Noise levels: Noisy trains and busy road
Geological features: No	Historic landscapes: No	Tranquillity – Visual intrusion: Railway, power lines
Soil quality: Freely draining, loamy, moderate fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Trains, glow of Basingstoke
Water features: No	Historic Landscape Type: Parliamentary Fields, Old settlement	
Landcover and land use: Land subdivided for horse grazing, also rough grass.	Conservation Area: Yes: North west part of site within Worting CA	
Tree belts, individual trees and riverside trees: Short but strong tree belt in north east corner, intermittent tree belt along railway line	Landscape features of CA: Hedge and open field in north west corner	
Hedgerows and hedgerow trees: Mature / unmanaged hedgerow to south east and north boundaries	Built form: Two sheds	Accessibility by public footpath: Yes
Woodland and copses: No	Setting of listed buildings: Gardens of Listed Eastview houses abut northern boundary of site	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: Back gardens on north and south sides have a discordant range of trees and shrubs, garden structures and boundary treatments	Aesthetic sensitivity - Elements of openness/enclosure: Variable - open to east and west, enclosed to north and south
Other significant vegetation cover: Emerging scrub	Cultural associations: Not Known	Aesthetic sensitivity – landscape pattern: Small, irregular fields
BAP/Phase I records:	Features of cultural importance:	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
BAP Priority Habitats: None Available survey data: None	Not Known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: L	Sensitivity score: M	Sensitivity score: L
Landscape sensitivity score: ML		
Additional comments: Part of site being in CA and adjacent to north boundary (including Listed building gardens) brings an element of sensitivity, but a somewhat degraded condition decreases the sensitivity		

Relationship with the wider landscape/townscape

Adjacent settlement: Historic core of Worting to north, edge of Basingstoke to south, strongly defined by the railway line. This site is important as a buffer between Worting and the railway line and Basingstoke beyond. The eastern section of the site, along with the southern section of site BASI 16, is very important in defining the separation of Basingstoke and Worting.
Character of the urban edge: Basingstoke edge is new medium to high density, 2 storey housing estate
Presence in a floodplain: No
Relationship with adjacent wider countryside: Higher ground to west links with open countryside, lower ground to east links with urban edge
Character of adjacent village(s): Historic core with this land contributing to the separation from modern estate development of west Basingstoke
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Not Known
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 106
Site character areas:	Enclosed Worting Mixed Farmland - BA24
Date of site survey:	18/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Basingstoke Down <ul style="list-style-type: none"> • Rolling landform, more undulating to south • Open character, with large arable fields • High intervisibility due to lack of woodland • Urban influences • New development should be carefully sited along lower valley slopes, respecting existing vegetation • Noise intrusion • Landscape setting for west and south Basingstoke • Low, well-cut hedges
Relevant assessment from 2008 landscape capacity study:	BA24: Enclosed Worting Mixed Farmland <ul style="list-style-type: none"> • Landscape setting around Worting • Forms separation between Worting and Basingstoke and between Oakley and Basingstoke • Shallow valley, east to west • No significant woodland • Mature shelterbelts • Small, arable fields • Intimate and diverse landscape
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Local road adjacent to south boundary. Intermittent views from PRow outside east boundary and open views from PRow within northern boundary. Residential properties to south of adjacent road - south boundary more open in winter	Types of viewers: Residential properties, PRow, drivers	Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities for enhancing boundary vegetation and improving site
Views out of the site to: Long views south and glimpses of Basingstoke town centre buildings from higher ground along north boundary. Houses immediately to south	Magnitude of viewers (level of use and popularity): Not a well managed site, visually degraded	Impacts of mitigation:
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors):	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M/H	Sensitivity score: M/L	Sensitivity score: L
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gentle slope down from north	Boundary features other than vegetation: Metal gate, post and wire fence	Tranquillity – Noise levels: Busy road, nearby trains
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion: Site features currently unsightly / dilapidated
Soil quality: Freely draining, loamy, moderate fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Basingstoke glow, street lights
Water features: No	Historic Landscape Type: Ex-downland Fields	
Landcover and land use: Rough grass, scrub, track, storage of logs	Conservation Area: None	
Tree belts, individual trees and riverside trees: No	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerows to all boundaries, southern boundary hedge managed and with trees to outside of hedge, within grass verge	Built form: Partly demolished workshop structure	Accessibility by public footpath: Yes
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed
Other significant vegetation cover: Scrub	Cultural associations: Not Known	Aesthetic sensitivity – landscape pattern: Small scale
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: Not Known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: L	Sensitivity score: L	Sensitivity score: L
Landscape sensitivity score: L		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Historic core of Worting to south west, edge of Basingstoke to east and south. This site forms a continuation of the strong western edge of Basingstoke and contributes to the separation between Basingstoke and Worting.</p>
<p>Character of the urban edge: Road forms strong boundary on south side, beyond which low to medium density housing estate</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Continuation of strong countryside edge west of Roman Road</p>
<p>Character of adjacent village(s): Historic core with weak separation from modern estate development of west Basingstoke</p>
<p>Historic links with the wider area if known: Not Known</p>
<p>Ecological links with the wider area if known: Not Known</p>
<p>Recreational links with the wider area: Not Known</p>
<p>VDS/Parish Plan – relevant extracts: N/A</p>

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 115
Site character areas:	Enclosed Worting Mixed Farmland - BA24
Date of site survey:	18/05/10
Surveyors:	AG/TJ (No public access onto site)
Weather/visibility:	Overcast
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Oakley and Steventon Down <ul style="list-style-type: none"> • Rolling chalkland with a unifying pattern of large woodland and hedges • A mosaic of arable farmland, parkland, mixed woodland • Semi-enclosed, intimate landscape • Rural, remote • Medium to large fields • Low to moderate intervisibility
Relevant assessment from 2008 landscape capacity study:	BA24: Enclosed Worting Mixed Farmland <ul style="list-style-type: none"> • Landscape setting around Worting • Forms separation between Worting and Basingstoke and between Oakley and Basingstoke • Shallow valley, east to west • No significant woodland • Mature shelterbelts • Small, arable fields • Intimate and diverse landscape
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY - NOTE: FULL ASSESSMENT OF VISIBILITY NOT POSSIBLE DUE TO INACCESSIBLE SITE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: Open views from churchyard, glimpses through gate and gaps in boundary vegetation from road and PRoW on Church Lane, Listed buildings on Church Lane, views from the Church Lane and CA would be more open in winter. Buildings within Worthing Park, including Worthing House, now offices. Glimpsed view from Worthing Road to south, via driveway entrance. Views are only possible of the south part of the site, mostly the south east quarter on the rising ground in front of the house. The area north of the house is well screened by boundary vegetation and by the house.</p>	<p>Types of viewers: Church visitors, PRoW, residential properties, Worthing House visitors (offices - uses of other buildings within the site are unknown). Drivers along Worthing Road</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: The south part of the site would be very sensitive to change. The north part of site has potential for mitigation planting, though more detailed site analysis would need to take place to ensure important features are not adversely affected</p>
<p>Views out of the site to: Possible long views out to south from high ground in north of site</p>	<p>Magnitude of viewers (level of use and popularity): Number of vehicles parked in Worthing House suggests moderately high numbers of officer workers on site. Busy road along south boundary, but fleeting views only. Church still used for weddings and with well tended and recently visited graves. Views from Church have a high sensitivity. Church Lane is quiet, with small number of houses, but high sensitivity as within CA</p>	<p>Impacts of mitigation: Blocking of views of parkland and house</p>
<p>Does the site form part of a skyline? The house and trees form the horizon in views from south of the building</p>	<p>Visual perceptions (activity and expectations of local visual receptors): High expectations of parkland setting and views of the house.</p>	
<p>Panoramic views: Not Known</p>		
<p>Landmark features: Worthing House</p>		
<p>Sensitivity score: H (north part of site could be less sensitive)</p>	<p>Sensitivity score: H (north part of site could be less sensitive)</p>	<p>Sensitivity score: H (north part of site could be less sensitive)</p>
<p>Visual sensitivity score: H (north part of site could be less sensitive)</p>		
<p>Additional comments: The high sensitivity reflects the presence of Worthing House and proximity to the Conservation Area, but this level of sensitivity chiefly relates to the south part of the site which provides some important views of the house. The more enclosed north part is less sensitive and could have more potential for mitigation</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping ground	Boundary features other than vegetation: Park railings, post and rail fence, post and wire fence, chain link fence, timber picket fence, possible stone garden wall, possible ha-ha	Tranquillity – Noise levels: Busy road to south (Worting Road)
Geological features: None	Historic landscapes: Worting House Parkland AHBR (Archaeology and Historic Buildings Record)	Tranquillity – Visual intrusion: Possible views of railway line
Soil quality: Freely draining, loamy, moderate fertility	Parkland features: Park railings, parkland trees, approach drive, former avenue	Tranquillity – Light pollution/dark skies: Cars on Worting Road, Basingstoke glow
Water features: Not Known	Historic Landscape Type: Parkland (19th Century and later)	
Landcover and land use: Parkland, sheep grazing, paved drive, parking area, buildings, tennis court, gardens (including former walled garden and glasshouses), swimming pool (information gained from aerial maps and B&D on-line maps).	Conservation Area: Yes: Worting	
Tree belts, individual trees and riverside trees: Tree belts to all boundaries, many mature (possibly veteran) individual trees in southern part of site and in house curtilage. Trees along eastern boundary possibly on alignment of former avenue	Landscape features of CA: Mature trees, parkland, views of Worting House	
Hedgerows and hedgerow trees: Beech hedge along boundary with churchyard, conifer hedge along drive entrance leading from Church Lane.	Built form: Worting House and various ancillary buildings including coach house, stable block, glasshouses, lodge, bungalow (information gained from aerial maps and B&D on-line maps).	Accessibility by public footpath: Not within site, but adjacent to eastern boundary
Woodland and copses: No	Setting of listed buildings: Yes: Worting House, adjacent to church, Old Rectory, Hatchetts, Hillside on Church Lane.	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: Private tennis court and swimming pool
Common land: None	Settlement pattern: Buildings loosely enclosing south east quadrant of site, with Worting House dominant	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Heathland: No	Contribution of private gardens to landscape character: Possible formal / ornamental gardens around Worting House	Aesthetic sensitivity - Elements of openness/enclosure: South part of site enveloped by landform, house, tree belts, north part of site unseen, but enclosed from outside views
Other significant vegetation cover: Not Known	Cultural associations: Possible visit in 1798 by Jane Austen (http://www.schaef-technologies.co.uk/history.htm from an article by John Simpson)	Aesthetic sensitivity – landscape pattern: Complex landscape, many features of interest, medium scale
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: None	Features of cultural importance: Not Known	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M/H	Sensitivity score: H	Sensitivity score: M/H
Landscape sensitivity score: H		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Worting
Character of the urban edge: Separation between Basingstoke and Worting
Presence in a floodplain: No
Relationship with adjacent wider countryside: No, limited intervisibility and unique character
Character of adjacent village(s): Historic core with weak separation from modern estate development of west Basingstoke. This site contributes to the setting of Worting on the west side and to the separation of Worting and Oakley
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Not Known
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 116
Site character areas:	Enclosed Worting Mixed Farmland - BA24
Date of site survey:	18/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Basingstoke Down <ul style="list-style-type: none"> • Rolling landform, more undulating to south • Open character, with large arable fields • High intervisibility due to lack of woodland • Urban influences • New development should be carefully sited along lower valley slopes, respecting existing vegetation • Noise intrusion • Landscape setting for west and south Basingstoke • Low, well-cut hedges
Relevant assessment from 2008 landscape capacity study:	BA24: Enclosed Worting Mixed Farmland <ul style="list-style-type: none"> • Landscape setting around Worting • Forms separation between Worting and Basingstoke and between Oakley and Basingstoke • Shallow valley, east to west • No significant woodland • Mature shelterbelts • Small, arable fields • Intimate and diverse landscape
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY - NOTE: SITE CONSISTS OF THREE FIELDS, VISIBILITY VARIES, ACCESS NOT POSSIBLE TO ALL FIELDS

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: PRoW in north (within site boundary - south of boundary hedge) and west boundaries. West boundary glimpses only, through vegetation. Higher ground in north of site visible from residential properties in Basingstoke (middle distance), to east, south and south east, views would open up in winter. South field visible from local road to east and Worting Road to south. Possible glimpses from north part of Worting Park (BAS115 and within CA).</p>	<p>Types of viewers: Residential properties, PRoW, drivers</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities for mitigation planting</p>
<p>Views out of the site to: Large town centre buildings to east Glimpses of high ground in distance to south, would open up more in winter Train line</p>	<p>Magnitude of viewers (level of use and popularity): Moderately well used PRoW, busy local road</p>	<p>Impacts of mitigation: Could reinforce buffer between existing housing and CA</p>
<p>Does the site form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Acts as a buffer between edge of Basingstoke and the rear gardens of houses within the CA (including Listed buildings), but not well managed</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: No</p>		
<p>Sensitivity score: M</p>	<p>Sensitivity score: M</p>	<p>Sensitivity score: M/L</p>
<p>Visual sensitivity score: M</p>		
<p>Additional comments: The 3 fields have different levels of visibility, the southern field being open to east and south, the middle field being well enclosed and the top field being enclosed but with longer views from the high ground</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gentle slope from north to south, flatter in south part	Boundary features other than vegetation: Concrete post and wire, bottom field, post and wire fencing	Tranquillity – Noise levels: Noisy (road and trains) at southern part of site, quiet at northern edge
Geological features: None	Historic landscapes: No (CA, including Worthing Park adjacent to west)	Tranquillity – Visual intrusion: Train visible from south part of site
Soil quality: Freely draining, loamy, moderate fertility	Parkland features: No (Worthing Park adjacent to west)	Tranquillity – Light pollution/dark skies: Street lights in adjacent roads, Basingstoke glow, trains
Water features: No	Historic Landscape Type: Ex-downland Fields	
Landcover and land use: Rough grass, old pasture	Conservation Area: Yes: Worthing	
Tree belts, individual trees and riverside trees: Tree belts to west boundary and dividing site east to west in two belts	Landscape features of CA: Tree belts on western edge, trees on west boundary of top field possibly on alignment of former avenue associated with Worthing Park	
Hedgerows and hedgerow trees: Hedgerows along east and north boundaries	Built form: No	Accessibility by public footpath: Not within, but adjacent to north and north west boundaries
Woodland and copses: Small area of recent woodland planting in south west corner of top field	Setting of listed buildings: Rear gardens of Listed buildings abut west boundary	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: Trees within Listed building gardens may be visible.	Aesthetic sensitivity - Elements of openness/enclosure: Largely enclosed - long views only available from top part of site
Other significant vegetation cover: Wildflowers / rough grass in top field	Cultural associations: Not Known	Aesthetic sensitivity – landscape pattern: Small scale fields
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: Not Known	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M	Sensitivity score: M	Sensitivity score: L
Landscape sensitivity score: M		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Historic core of Worting to west, edge of Basingstoke to east and south. This site, and in particular the southern section of the site, along with the eastern section of site BAS105, is very important in defining the separation of Basingstoke and Worting.
Character of the urban edge: Roads form strong boundaries on east and south boundaries, beyond which low to medium density housing estates
Presence in a floodplain: No
Relationship with adjacent wider countryside: No
Character of adjacent village(s): Historic core with this land contributing to the separation from modern estate development of west Basingstoke
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Not Known
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BAS 099
Site character areas:	Enclosed Worting Mixed Farmland - BA24
Date of site survey:	18/05/10
Surveyors:	AG/TJ
Weather/visibility:	Overcast
Countryside Design Area Guidance:	Chalk and Clay Downs <ul style="list-style-type: none"> • Woodlands, trees and hedgerows should be managed and conserved to retain sense of enclosure and avoid opening up long views • Historic parkland landscapes should be appropriately managed and retained • Where necessary new development should allow sufficient room for a framework of trees to integrate built form into surrounding landscape, with native species adjacent to open countryside • Consideration should be given to views of the countryside from the railway lines and from the Wayfarers Walk • New development should be carefully sited with consideration for long distance views and traditional settlement form and generally along lower valley slopes, respecting existing vegetation
Basingstoke and Deane LCA:	Oakley and Steventon Down <ul style="list-style-type: none"> • Rolling chalkland with a unifying pattern of large woodland and hedges • A mosaic of arable farmland, parkland, mixed woodland • Semi-enclosed, intimate landscape • Rural, remote • Medium to large fields • Low to moderate intervisibility
Relevant assessment from 2008 landscape capacity study:	BA24: Enclosed Worting Mixed Farmland <ul style="list-style-type: none"> • Landscape setting around Worting • Forms separation between Worting and Basingstoke and between Oakley and Basingstoke • Shallow valley, east to west • No significant woodland • Mature shelterbelts • Small, arable fields • Intimate and diverse landscape
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
<p>Views into the site from: Views into the site from: Open views from adjacent farm shop and gym building (within Listed barn) Open views from adjacent field to west Glimpses through gaps in vegetation from Worthing Road. Glimpses from adjacent Worthing Park may be possible in winter.</p>	<p>Types of viewers: Workers and shoppers at the farm shop Drivers on Worthing Road</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: Moderate opportunities for mitigation planting without loss of landscape character</p>
<p>Views out of the site to: Long views to south Farm shop and gym, Scrapps Hill Farm</p>	<p>Magnitude of viewers (level of use and popularity): Busy road but fleeting glimpses Busy shop and gym</p>	<p>Impacts of mitigation: Closing off of views to west</p>
<p>Does the site form part of a skyline? No</p>	<p>Visual perceptions (activity and expectations of local visual receptors): Views of open countryside not the focus of activities associated with the shop, but field is important character for the setting of the shop, Listed barn (now a gym) and approach to Worthing Conservation Area from the west.</p>	
<p>Panoramic views: No</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: L</p>	<p>Sensitivity score: M/H</p>	<p>Sensitivity score: L</p>
<p>Visual sensitivity score: M</p>		
<p>Additional comments:</p>		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Sloping hillside	Boundary features other than vegetation: Post and wire, post and rail fences	Tranquillity – Noise levels: Noise from busy road
Geological features: No	Historic landscapes: Adjacent to Worthing Park	Tranquillity – Visual intrusion: None
Soil quality: Freely draining, loamy, moderate fertility	Parkland features: Cedar trees and specimen horse chestnuts could be remnant parkland design features	Tranquillity – Light pollution/dark skies: Basingstoke glow
Water features: No	Historic Landscape Type: Parliamentary Fields	
Landcover and land use: Arable and pasture	Conservation Area: Adjacent to Worthing CA	
Tree belts, individual trees and riverside trees: Tree belts on eastern boundary (with Worthing Park) and along northern boundary. Two specimen horse chestnuts in eastern part of site.	Landscape features of CA: Trees along western edge of the CA forms the eastern boundary of the site	
Hedgerows and hedgerow trees: Hedgerow dissecting site east / west, newly planted hedge along western boundary, splitting a former large field, hedge along southern boundary with road, with large cedar trees within hedge	Built form: None within site, but farm shop and gym in old Listed barn adjacent to site	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: Listed barn at Scrapps Hill Farm	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None within site	
Heathland: No	Contribution of private gardens to landscape character: None	Aesthetic sensitivity - Elements of openness/enclosure: Semi- enclosed
Other significant vegetation cover: No	Cultural associations: Not Known	Aesthetic sensitivity – landscape pattern: Small - medium regular fields
BAP/Phase I records: BAP Priority Habitats: None Available survey data: Site 12 & 12a Manydown Hedges & Breaks	Features of cultural importance: Not Known	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: L/M	Sensitivity score: M	Sensitivity score: L
Landscape sensitivity score: M		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Separated from the historic core of Worting by the grounds of Worting Park. This site is important in the setting of Worting Park and Worting village and contributes to the separation of Worting and Oakley.
Character of the urban edge: Blurred separation between Basingstoke and Worting
Presence in a floodplain: No
Relationship with adjacent wider countryside: Ridge continues to west
Character of adjacent village(s): Historic core with weak separation from modern estate development of west Basingstoke
Historic links with the wider area if known: Not Known
Ecological links with the wider area if known: Not Known
Recreational links with the wider area: Adjacent listed barn houses fitness club
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	BRAM 005
Site character areas:	No sub-divisions
Date of site survey:	06/05/10
Surveyors:	BK/TJ
Weather/visibility:	Cloud
Countryside Design Area Guidance:	Loddon and Lyde Valley <ul style="list-style-type: none"> Any development should reflect the existing relationship between settlement and countryside and be located on lower valley slopes above the floodplain Protect narrow lanes from urbanisation
Basingstoke and Deane LCA:	N/A <ul style="list-style-type: none"> N/A
Relevant assessment from 2008 landscape capacity study:	BR01: Minchens Lane Slopes <ul style="list-style-type: none"> There is a local highpoint just beyond the east of the area at Bramley Frith from which the land falls in all directions towards the boundaries of this area. The land comprises arable farmland bisected by Minchens Lane and public rights of way run along part of the southern and western boundaries. A rail line forms the eastern boundary whilst Cliff Meadow recreation area is beyond the southern boundary. There are occasional boundaries within the north-western part of the site that have been removed, however, it does appear to be in a good state of repair. Fields in the area are varied in size but noticeably larger on higher on more sloping ground. These give the area a large scale character. The woodland on the northern and western boundaries do provide enclosure to the wider landscape. The slopes and highpoint are prominent features in the local skyline. The land use and vegetation create a simple and unified rural landscape. Views within this area are generally of a rural landscape, however, the pylons are notable in many views. The eastern boundary provides a harsh edge to Bramley, although the railway line is only prominent when trains are passing. The highpoint and sloping land increase the prominence of the area which is important in relation to the visual setting of the village. The local footpaths are well used; there is a recreational area along the southern boundary which has some views into the site, in addition to some residential properties overlooking the area. The large sized fields, the existing vegetation pattern and most notably the rising landform would limit the appropriateness of any mitigation measures. The presence of the power lines and the proximity of the edge of Bramley limits any sense of tranquillity. However the rural sloping landform does have a good level of scenic beauty. The general character of this part of Bramley is of a linear settlement and therefore the open space beyond it does have an impact on the setting of the settlement edge
Medium/low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Open and glimpsed views from Minchens Lane Views from Cliff Meadow Recreation Ground to upper slopes, (and lower slopes in winter) Views from housing to the east and south within the western part of Bramley Passing trains	Types of viewers: Road users PRoW Rail users Residential property Recreation users	Opportunities for mitigation and landscape compatibility of mitigation: Potential to reinstate gappy hedgerows Introduction of new copses and individual trees Tree belt along railway line
Views out of the site to: Village to the south and housing to east Distant woodlands to the west Tree belts to the north Railway line To the hills to the south-east from the upper slopes To a large sub-station in the west from western boundary	Magnitude of viewers (level of use and popularity): Low local use of road Well used footpath Well used recreation ground Number of houses	Impacts of mitigation: Loss of openness and views out northwards from the village
Does the site form part of a skyline? Upper slopes form part of the skyline in views from the village to the south	Visual perceptions (activity and expectations of local visual receptors): Landscape is part of the open countryside enjoyed by the local community	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M/H	Sensitivity score: M/H	Sensitivity score: M/L
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow falls to south Railway embankment	Boundary features other than vegetation: None	Tranquillity – Noise levels: Passing trains and local traffic but otherwise low
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: Pylons on north boundary Partial views of Sub station to west Railway line
Soil quality: Seasonally wet (impeded drainage), loamy/clayey, moderate fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Lighting in village
Water features: Small pond Ditches	Historic Landscape Type: Large Wavy Fields	
Landcover and land use: Arable on upper slopes Pasture on lower slope	Conservation Area: None	
Tree belts, individual trees and riverside trees: None	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature hedge with some gaps along Minchens Lane and boundary with Cliff Meadow Mature hedgerow subdivides upper arable land from lower pasture Northern boundary not demarcated	Built form: None	Accessibility by public footpath: None
Woodland and copses: None	Setting of listed buildings: Single building at southern end of Minchens Lane. Southern area of pasture contributes to the setting	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: Local pattern in village west of the railway line is of linear development along through routes East of the railway line, housing estates extend north and south along the line	
Heathland:	Contribution of private gardens to landscape	Aesthetic sensitivity - Elements of

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None	character: None	openness/enclosure: Upper slopes open, bounded by housing to east Lower slopes enclosed by hedgerows
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Medium sized fields with one internal boundary feature. Hedgerows partly intact
BAP/Phase I records: BAP Priority Habitats: None Available survey data: Land between Minchens Lane and Railway Line	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M/L	Sensitivity score: L	Sensitivity score: M
Landscape sensitivity score: M/L		
Additional comments: Contours may dictate extent of development		

Relationship with the wider landscape/townscape

Adjacent settlement: Bramley
Character of the urban edge: <ul style="list-style-type: none"> • Separated from the village to the east by the railway line • Separated from built form to the south by hedgerow and recreation ground • Perception of entering open countryside on Minchens Lane at southern point of site • Transitional open space at Cliff Meadow
Presence in a floodplain: No
Relationship with adjacent wider countryside: A similar landscape extends to the west and north Northern boundary is not demarcated and open field extends up the tree belt on higher ground
Character of adjacent village(s): Bramley is characterised by small estates, overlooking greens in some cases, stretched out from west to east along the Pamber End to Sherfield Road. Estates also stretch north and south alongside the railway line, contained by the pylons in the north. West of the railway line the settlement is linear in character and more open in character
Historic links with the wider area if known: No evidence
Ecological links with the wider area if known: No
Recreational links with the wider area: No
VDS/Parish Plan – relevant extracts: N/A

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	OV 002
Site character areas:	None - viewed as a single character area due to small size
Date of site survey:	14/05/10
Surveyors:	AG/TJ
Weather/visibility:	Cloudy
Countryside Design Area Guidance:	Test & Bourne Valley
<ul style="list-style-type: none"> Any development should be on the lower slopes away from the valley floor and respect existing settlement form and style 	
Basingstoke and Deane LCA:	Test & Bourne Valley
<ul style="list-style-type: none"> Sloping valleys Mixed farmland and woodland blocks, linear tree bands following river 	
Relevant assessment from 2008 landscape capacity study:	N/A
<ul style="list-style-type: none"> N/A 	
Landscape designations:	Environmentally Sensitive Area adjacent to Northern boundary of site

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: New housing estate to south west Houses west of Overton Mill to north west of site PRoW and open ground to south, PRoW along east boundary Possible views from PRoW on high ground to north east Recreation ground to south east	Types of viewers: Residential properties PRoWs Local roads Recreation ground users	Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities for mitigation without adversely affecting the character, as long as the rising ground in the highest part of site (south east corner), is kept open to provide a backdrop to the settlement edge. Opportunities to reinforce boundary vegetation and to introduce linear woodland belts running with slope contours, to link with woodland to north
Views out of the site to: Roofs and trees of Conservation Area (including church) in valley to west and north, opposite valley side to west and north, including to large buildings of Overton Mill to north. More views from higher ground, more enclosed towards valley floor	Magnitude of viewers (level of use and popularity): Large number of houses Well-used open space and recreation area PRoWs look well used	Impacts of mitigation: Loss of open views from within site
Does the site form part of a skyline? Yes, when viewed from lower levels	Visual perceptions (activity and expectations of local visual receptors): Presence of other housing and views of prominent buildings of Overton Mill create an urban edge character to the north, west and south. Open countryside to the east provides the countryside setting for Overton	
Panoramic views: Yes, from high ground in eastern part of site		
Landmark features: Church in CA and chimneys of factory		
Sensitivity score: M/H	Sensitivity score: M/H	Sensitivity score: L
Visual sensitivity score: M/H		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rolling valley side slope	Boundary features other than vegetation: Timber garden fences, chain link fence to southern boundary	Tranquillity – Noise levels: Exposed, windy location partly covers noise from roads and Overton Mill
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: Overton Mill is prominent on high ground to north
Soil quality: Freely draining, loamy, low to high fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Some light from Overton and possibly from Mill
Water features: None	Historic Landscape Type: Large Wavy Fields	
Landcover and land use: Arable	Conservation Area: Adjacent to Northern boundary of site in valley bottom	
Tree belts, individual trees and riverside trees: Newly planted tree belt adjacent to new housing on south west boundary and along part of east boundary	Landscape features of CA: Church spire visible from site, with new housing in foreground, trees in valley bottom	
Hedgerows and hedgerow trees: None	Built form: None	Accessibility by public footpath: Yes - along southern and eastern boundaries
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Adjacent to south east.
Common land: None	Settlement pattern: None within site, adjacent new estate, plus older linear development along Station Road adjacent to western boundary	
Heathland: None	Contribution of private gardens to landscape character: Garden fencing and some small trees / shrubs visible along western boundary	Aesthetic sensitivity - Elements of openness/enclosure: Open, exposed, more enclosed in lower ground to north west
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Large fields
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland: SSSI adjacent to Northern boundary of site in valley bottom		
<i>Other information</i>		
Sensitivity score: M/L	Sensitivity score: L	Sensitivity score: M/L
Landscape sensitivity score: M/L		
Additional comments: Presence of adjacent SSSI and nearby Conservation Area raises sensitivity that would otherwise be low		

Relationship with the wider landscape/townscape

Adjacent settlement: Overton to north, west and south
Character of the urban edge: Straight edges to settlement to west. One and two storey housing.
Presence in a floodplain: No
Relationship with adjacent wider countryside: Valley forms strong boundary to north, higher ground has strong relationship with open countryside to east.
Character of adjacent village(s): Overton has an older, linear core reflected in the Conservation Area, with newer high and medium density housing to south, including land adjacent to the site.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: Footpaths link with wider footpath network
VDS/Parish Plan – relevant extracts: Overton Village Design Statement: <ul style="list-style-type: none"> • The long established Overton Mill gives the village a distinct industrial character • The village is nestled into the river valley surrounded by high ground to the north, east and south and gentler slopes to the west where the Test flows seawards • The encircling ridges, often capped by hedges and trees, form a natural boundary to the village and provide vantage points for viewing the village • New development should respect the river valley setting of the village and its significant buildings and natural features • Further building encroachment on the skyline should be avoided

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	OV 004
Site character areas:	None - viewed as a single character area due to small size
Date of site survey:	14/05/10
Surveyors:	AG/TJ (No public access onto site)
Weather/visibility:	Cloudy
Countryside Design Area Guidance:	Chalk and Clay Downs
<ul style="list-style-type: none"> New development should be carefully sited along lower valley slopes, respecting existing vegetation 	
Basingstoke and Deane LCA:	South Test Down
<ul style="list-style-type: none"> Rolling land with pattern of large woodland blocks; gently undulating Large scale arable fields Semi-enclosure created by woodland cover, trees and hedgerows throughout Generally unspoilt rural character 	
Relevant assessment from 2008 landscape capacity study:	N/A
<ul style="list-style-type: none"> N/A 	
Landscape designations:	None

VISUAL SENSITIVITY - NOTE: FULL ASSESSMENT OF VISIBILITY NOT POSSIBLE DUE TO INACCESSIBLE SITE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Possibly from houses adjacent to western boundary, otherwise enclosed by vegetation. Possible intervisibility with parts of site OV 006 and adjacent fields to south boundary of OV 006	Types of viewers: Possibly residential properties	Opportunities for mitigation and landscape compatibility of mitigation: Good - tree belts could be continued along western boundary and could be used to subdivide the site.
Views out of the site to: Not able to assess due to inaccessible site, but assumed none. Possible intervisibility with parts of site OV 006 and adjacent fields to south boundary of OV 006	Magnitude of viewers (level of use and popularity): Low to none	Impacts of mitigation: No negative impacts
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Boundary vegetation creates particularly strong edges on north and east sides	
Panoramic views: No		
Landmark features: L		
Sensitivity score: L	Sensitivity score: L	Sensitivity score: L
Visual sensitivity score:		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow hilltop	Boundary features other than vegetation: Post and wire fence	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion: No
Soil quality: Freely draining, loamy, low fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: No
Water features: None	Historic Landscape Type: Large Wavy Fields	
Landcover and land use: Pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Strong tree belts to south and west boundaries	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature / unmanaged hedge on north boundary	Built form: None	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: Possibly from houses to west	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed, with limited views out to west
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Large, regular fields
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: L	Sensitivity score: L	Sensitivity score: L

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Landscape sensitivity score: L		
Additional comments: Boundary vegetation is important but as it is confined to the boundaries, sensitivity remains low		

Relationship with the wider landscape/townscape

Adjacent settlement: Overton to north and west
Character of the urban edge: Two-storey modern housing estate to north and older linear housing along lane to west
Presence in a floodplain: No
Relationship with adjacent wider countryside: No
Character of adjacent village(s): Overton has an older, linear core reflected in the Conservation Area, with newer high and medium density housing to south, including land adjacent to the site.
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: Overton Village Design Statement: <ul style="list-style-type: none"> • The long established Overton Mill gives the village a distinct industrial character • The village is nestled into the river valley surrounded by high ground to the north, east and south and gentler slopes to the west where the Test flows seawards • The encircling ridges, often capped by hedges and trees, form a natural boundary to the village and provide vantage points for viewing the village • New development should respect the river valley setting of the village and its significant buildings and natural features • Further building encroachment on the skyline should be avoided

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	OV 006
Site character areas:	None - viewed as a single character area due to small size
Date of site survey:	14/05/10
Surveyors:	AG/TJ
Weather/visibility:	Cloudy
Countryside Design Area Guidance:	Chalk and Clay Downs
<ul style="list-style-type: none"> New development should be carefully sited along lower valley slopes, respecting existing vegetation 	
Basingstoke and Deane LCA:	South Test Down
<ul style="list-style-type: none"> Rolling land with pattern of large woodland blocks; gently undulating Large scale arable fields Semi-enclosure created by woodland cover, trees and hedgerows throughout Generally unspoilt rural character 	
Relevant assessment from 2008 landscape capacity study:	N/A
<ul style="list-style-type: none"> N/A 	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Residential properties to east Glimpsed views through boundary vegetation from PRoW adjacent to north and west Informal path east - west across site towards southern boundary	Types of viewers: PRoW Residential properties	Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities for mitigation without adversely affecting the character, as long as the rising ground in the highest part of site (south west corner), is kept open to provide a backdrop to the settlement edge. Opportunities to reinforce boundary vegetation
Views out of the site to: Long views to high ground to north, north east and north west and open country to south	Magnitude of viewers (level of use and popularity): Large number of houses PRoW and informal path look well used	Impacts of mitigation: Could screen views of skyline landform
Does the site form part of a skyline? Yes from lower elevation at north end	Visual perceptions (activity and expectations of local visual receptors): Important open space to adjacent houses (visually, proximity to wildlife and for walking)	
Panoramic views: Yes - towards north		
Landmark features: Not on site, but Overton Mill chimney visible		
Sensitivity score: M/H	Sensitivity score: M	Sensitivity score: M/L
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rolling hilltop	Boundary features other than vegetation: Garden fencing - timber panels, chain link fence	Tranquillity – Noise levels: Quiet
Geological features: None	Historic landscapes: No	Tranquillity – Visual intrusion: Overton Mill chimney
Soil quality: Freely draining, loamy, low fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Overton
Water features: None	Historic Landscape Type: Parliamentary Fields	
Landcover and land use: Arable with small area of scrub	Conservation Area: None	
Tree belts, individual trees and riverside trees: Tree belts to north and west boundaries	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature / unmanaged hedge to west boundary	Built form: No	Accessibility by public footpath: Adjacent and informal path across south part of site
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: May well be used informally by local children
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: Open views of gardens to east - many and varied small trees and shrubs	Aesthetic sensitivity - Elements of openness/enclosure: Open, expansive
Other significant vegetation cover: Area of scrub on west side	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Medium field pattern
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SINC adjoins Northern boundary		
<i>Other information</i>		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Sensitivity score: M/L	Sensitivity score: L	Sensitivity score: M/L
Landscape sensitivity score: M/L		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Overton to north east and east</p>
<p>Character of the urban edge: Two-storey modern housing estate to east, with straight edge, gardens backing onto site</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Open countryside to south of similar character</p>
<p>Character of adjacent village(s): Overton has an older, linear core reflected in the Conservation Area (with the Southington part of the CA nearby to north of site , with newer high and medium density housing to south, including land adjacent to the site</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: None</p>
<p>Recreational links with the wider area: None</p>
<p>VDS/Parish Plan – relevant extracts: Overton Village Design Statement:</p> <ul style="list-style-type: none"> • The long established Overton Mill gives the village a distinct industrial character • The village is nestled into the river valley surrounded by high ground to the north, east and south and gentler slopes to the west where the Test flows seawards • The encircling ridges, often capped by hedges and trees, form a natural boundary to the village and provide vantage points for viewing the village • New development should respect the river valley setting of the village and its significant buildings and natural features • Further building encroachment on the skyline should be avoided

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	OV 007
Site character areas:	None - viewed as a single character area due to small size
Date of site survey:	14/05/10
Surveyors:	AG/TJ (No public access onto site)
Weather/visibility:	Cloudy
Countryside Design Area Guidance:	Test and Bourne Valley
<ul style="list-style-type: none"> Any development should be on the lower slopes away from the valley floor and respect existing settlement form and style 	
Basingstoke and Deane LCA:	Test and Bourne Valley
<ul style="list-style-type: none"> Sloping valleys Mixed farmland and woodland blocks, linear tree bands following river 	
Relevant assessment from 2008 landscape capacity study:	N/A
<ul style="list-style-type: none"> N/A 	
Landscape designations:	None

VISUAL SENSITIVITY - NOTE: FULL ASSESSMENT OF VISIBILITY NOT POSSIBLE DUE TO INACCESSIBLE SITE

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: PRoW along boundary to north Glimpsed from churchyard and cemetery Residential properties north east and south east across valley Kingsclere Road to east Trains to north	Types of viewers: PRoW Residential properties Local road Churchyard and cemetery	Opportunities for mitigation and landscape compatibility of mitigation: Some opportunities for mitigation without detriment to the landscape character as there is an existing tree belt within the site and south of the site adjacent to the farm
Views out of the site to: To the east across the valley Open field to north Possibly to south west from higher ground in west part of site Church from east part of site - this would be more open in winter Roofs of Court Farm buildings (in Conservation Area) visible from footpath - would be more visible from south part of site adjacent to the farm Trains to north Mill chimney glimpsed	Magnitude of viewers (level of use and popularity): Well used PRoW Cemetery still in operation and appears well visited Moderate number of houses Church has a range of services and activities Road is locally busy	Impacts of mitigation: Could screen views of rising ground behind church
Does the site form part of a skyline? Yes, from lower ground to east	Visual perceptions (activity and expectations of local visual receptors): VDS states that the open, rising ground north of the church is important as a rural backdrop to the village, giving prominence to the church	
Panoramic views: No		
Landmark features: None within, but views of church		
Sensitivity score: M/H	Sensitivity score: H	Sensitivity score: M
Visual sensitivity score: M/H		
Additional comments: Though the site is not highly exposed and views contain some urban influences (Mill and train), the proximity to the Conservation Area and the sensitive nature of viewers combine to result in a medium / high sensitivity		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow, smooth valley side	Boundary features other than vegetation: Post and rail and post and wire fences	Tranquillity – Noise levels: Mostly quiet - occasional trains, nearby school with occasional noise at playtimes and pick up / drop off
Geological features: None	Historic landscapes: Not Known	Tranquillity – Visual intrusion: Glimpse of Overton Mill chimney Occasional trains
Soil quality: Freely draining, loamy, high fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Houses, train
Water features: No	Historic Landscape Type: Ladder Fields	
Landcover and land use: Grazing	Conservation Area: Conservation area adjoins Southern boundary	
Tree belts, individual trees and riverside trees: Young tree belt, north west corner	Landscape features of CA: Church and Court Farm	
Hedgerows and hedgerow trees: Well managed hedges to boundaries	Built form: None	Accessibility by public footpath: Along north boundary
Woodland and copses: No	Setting of listed buildings: 3 listed building in plots on southern edge of site	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: None	
Heathland: No	Contribution of private gardens to landscape character: No	Aesthetic sensitivity - Elements of openness/enclosure: More open to higher ground, enclosed to lower ground
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Group of small fields divided by fencing, adjacent to large field
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
Sensitivity score: L	Sensitivity score: M/L	Sensitivity score: M/L
Landscape sensitivity score: M/L		
Additional comments: The proximity of the Conservation Area increases the otherwise low sensitivity to medium / low.		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Historic core of Overton to south, with more modern parts of the settlement to the west and north east</p>
<p>Character of the urban edge: Organic edge to old part of the village, more linear edges to west and east</p>
<p>Presence in a floodplain: Yes: River Test 1:1000 year flood area cuts through site</p>
<p>Relationship with adjacent wider countryside: Trees along railway line to north and across valley to east create strong edges to wider landscape</p>
<p>Character of adjacent village(s): Overton has an older, linear core reflected in the Conservation Area, with newer high and medium density housing to south and north.</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: None</p>
<p>Recreational links with the wider area: None</p>
<p>VDS/Parish Plan – relevant extracts: Overton Village Design Statement:</p> <ul style="list-style-type: none"> • Open, rising ground north of church greatly valued as rural backdrop to village, giving prominence to the church • The long established Overton Mill gives the village a distinct industrial character • The village is nestled into the river valley surrounded by high ground to the north, east and south and gentler slopes to the west where the Test flows seawards • The encircling ridges, often capped by hedges and trees, form a natural boundary to the village and provide vantage points for viewing the village • New development should respect the river valley setting of the village and its significant buildings and natural features • Further building encroachment on the skyline should be avoided

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	SOL 002
Site character areas:	No subdivisions
Date of site survey:	06/05/10
Surveyors:	BK/TJ
Weather/visibility:	High cloud with some sun
Countryside Design Area Guidance:	Loddon and Lyde Valley <ul style="list-style-type: none"> Any development should reflect the existing relationship between settlement and countryside and be located on lower valley slopes above the floodplain Protect narrow lanes from urbanisation
Basingstoke and Deane LCA:	N/A <ul style="list-style-type: none"> N/A
Relevant assessment from 2008 landscape capacity study:	BA08: Wildmoor Mixed Farmland and Woodland <ul style="list-style-type: none"> The land is generally flat although there are a number of subtle highpoints, from which the land falls away towards the River Loddon and Petty's Brook (along the northern, eastern and southern boundaries) The character area contains a number of woodlands, copses, parkland trees and shelterbelts The main land uses here include smaller areas of farmland and mixed woodland There are a number of farmsteads, occasional groups of properties. There is a network of footpaths within the area This area is representative of the local landscape character; however parts of the historic parkland and a number of field boundaries have been removed. Field sizes along with the landform and extent of vegetation create a sense of enclosure within a landscape of medium scale The ridge within the southern part of the area is significant in the local context Views are of a rural landscape with any urban influence limited to the western boundary (A33 road) and occasional views of an incinerator chimney which is beyond the area Views are generally framed by vegetation although it comprises a mixture of longer and near distance views, depending on field size Residents in this area are limited, although there is an extensive footpath network The historic pattern of this landscape indicates that there is potential to provide mitigation planting within this area. However, this is more evident in the rural area away from the existing settlement at Chineham There are 4 SINCs, two listed buildings and Sherfield Hall Park is listed as one of HCC's Historic Parks and Gardens Tranquillity is generally limited to occasional areas within the east of the area, due to the A33, an incinerator and the golf course. Scenic beauty is higher to the east The area has a strong and distinct rural character and is important to the setting of the urban area.
Low landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: A33 – through gaps in roadside hedge Footpath up to Redlands through tree belt Footpath to north and Sherfield Hall Farm over open fields Garden to Redlands has views westwards, northwards and eastwards into the site	Types of viewers: Road users – A33 PRoV – footpath though Redlands seems to be stopped off at Redlands	Opportunities for mitigation and landscape compatibility of mitigation: Additional tree and hedge planting along the boundaries would screen the site but such planting, if extensive, would be out of keeping with the local rural character although typical of the screen planting to Basingstoke estates
Views out of the site to: Church End with buildings nestling in the trees Long distance views southwards from the southern edge of the site through tree cover to open countryside north of Basingstoke (BAS121 and BAS 102) – Lodge Farm visible on the north facing slopes; and to tree cover along Petty's Brook and Whitmarsh Lane Tree cover north-east of the site	Magnitude of viewers (level of use and popularity): A33 is a busy road Footpath to Redlands is used only for access Footpath to the north is close to new housing estate and edge of Basingstoke	Impacts of mitigation: Loss of open views from the A33 and local footpath network across the countryside and to Church End
Does the site form part of a skyline? Line of trees on the southern edge of the site form part of the skyline in views northwards from BAS 121 and 102	Visual perceptions (activity and expectations of local visual receptors): A strong contrast with the urban form of the new estate to the west reinforces the rural character of the surrounding countryside which provides opportunities for quiet walks	
Panoramic views: Southwards from the southern edge of the site Northwards to Church End to a lesser extent		
Landmark features: None on site		
Sensitivity score: M/H	Sensitivity score: M/H	Sensitivity score: M
Visual sensitivity score: M/H		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: On broad higher ground – falling in all directions (locally significant)	Boundary features other than vegetation: Post and rail fencing around private garden	Tranquillity – Noise levels: Heavy traffic on A33
Geological features: None	Historic landscapes: Sherfield Hill Park lies on the opposite side of A33 – a HCC Historic park and garden. The site and adjoining landscape appear to be part of the original estate (evidence of parkland trees and Sherfield Hill Farm) but no conclusive evidence from historic mapping	Tranquillity – Visual intrusion: Passing lorries and other traffic on A33 visible through gaps in hedgerow along roadside Incinerator is partly visible through trees from southern edge of the site
Soil quality: Seasonally wet (impeded drainage), loamy, moderate fertility	Parkland features: Parkland trees	Tranquillity – Light pollution/dark skies: In open countryside but likely to be effected by sky glow from adjacent Basingstoke
Water features: None	Historic Landscape Type: Assarted Fields	
Landcover and land use: Agricultural - pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Prominent line of trees along boundary with access to Redlands (part of an avenue of trees either side of Redlands) Short line of trees on northern boundary Trees surround Redlands garden	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Mature but gappy hedgerow along the A33	Built form: None	Accessibility by public footpath: No access across site
Woodland and copses: None	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: None
Common land: None	Settlement pattern: In open countryside with large scattered farms and dwellings (e.g. Sherfield Hill Farm, Redlands)	
Heathland: None	Contribution of private gardens to landscape character: Field wraps around gardens to Redlands	Aesthetic sensitivity - Elements of openness/enclosure: Site is fairly well enclosed by boundary trees and nearby woodland

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: The site is one small field, typical of the field pattern which extends north of Redlands. Scattered tree belts, small copses, and individual trees break up the landscape. Together with the landform these create an attractive diverse rural landscape
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M/H	Sensitivity score: M	Sensitivity score: M
Landscape sensitivity score: M		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Abuts Basingstoke 0.5km from Church End 3km from Old Basing</p>
<p>Character of the urban edge:</p> <ul style="list-style-type: none"> • Separated from Church End to the north by open fields, and tree cover • Separated from built form of Basingstoke to the west by A33 and dense tree belt planted to screen the estates • Separated from Old Basing by the open fields (SHLAA sites BAS 121, 103 and 102)
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: A similar landscape extends to the north and east across to the Loddon valley. The parkland features have a visual link with the tree planting on the eastern side of Sherfield Hill Park. These parkland characteristics give way to open farmland to the east</p>
<p>Character of adjacent village(s): Church End survives as an isolated dispersed hamlet between Basingstoke and Sherfield set within open countryside. In contrast the adjacent Basingstoke is characterised by large estates broken up by extensive belts of trees</p>
<p>Historic links with the wider area if known: Probably part of Sherfield Hill Park estate</p>
<p>Ecological links with the wider area if known: None</p>
<p>Recreational links with the wider area: None</p>
<p>VDS/Parish Plan – relevant extracts: N/A</p>

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	TAD 017
Site character areas:	No subdivisions
Date of site survey:	11 /05/10
Surveyors:	BK/AG
Weather/visibility:	Overcast
Countryside Design Area:	Lowlands and Heath <ul style="list-style-type: none"> • Woodland blocks and mature trees are important features within and around the settlements and should be maintained • Siting of any new development should take into account views to a from the scarp and the wider landscape • New development should allow sufficient room for a framework of trees and shrubs to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside • Density of new development should be in keeping with that in the existing settlements, generally two storey and facing the road, with boundaries facing the road marked by hedgerows or red brick walls, as appropriate • Narrow country lanes should be protected from unnecessary improvements and urbanisation
Basingstoke and Deane LCA:	N/A <ul style="list-style-type: none"> • N/A
Relevant assessment from 2008 landscape capacity study:	TA04: Bishopswood Golf Course Slopes <ul style="list-style-type: none"> • Area slopes from north to south towards Church Brook • Mixed deciduous and coniferous species associated with golf course • Small area of arable farmland and some small paddocks in the north-west corner <p>NOTE: Site not typical of the wider area as it is removed from the golf course landscape, relating more to the edge of Tadley</p>
Medium landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent residential properties Bishopswood Lane TAD018, TAD026	Types of viewers: Local road network Residential properties	Opportunities for mitigation and landscape compatibility of mitigation: Some scope while retaining character
Views out of the site to: Bishopswood Lane TAD018, TAD026	Magnitude of viewers (level of use and popularity): Busy road	Impacts of mitigation: Loss of views from Bishopswood Lane
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Important locally	
Panoramic views: No		
Landmark features: No		
Sensitivity score: L	Sensitivity score: L	Sensitivity score: M
Visual sensitivity score: M/L		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat / gently falling to stream in centre of site	Boundary features other than vegetation: Post and wire fencing, garden fencing	Tranquillity – Noise levels: Busy road
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: None
Soil quality: Freely draining, loamy, low fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of Tadley
Water features: Bishopswood Stream running north / south across site	Historic Landscape Type: Assarted Fields	
Landcover and land use: Pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees along stream and to boundaries	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedgerows with some hedgerow trees	Built form: None	Accessibility by public footpath: No
Woodland and copses: No	Setting of listed buildings: Properties on adjacent land to East	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: Expanded village of Tadley with many large estates	
Heathland: None	Contribution of private gardens to landscape character: None on site, but overlooked by garden adjacent to west	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed by trees along north side of Bishopswood Lane and by trees along footpath to west. Small fields partially enclosed by vegetation but with glimpsed longer views to south
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small fields
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: None	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
<i>Other information</i>		
Sensitivity score: M	Sensitivity score: L	Sensitivity score: M/L
Landscape sensitivity score: M/L		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Site abuts Tadley to north
Character of the urban edge: The estates of Tadley, separated by strong tree belt north of Bishopswood Lane, abut the northern boundary of the site
Presence in a floodplain: No
Relationship with adjacent wider countryside: <ul style="list-style-type: none"> • Glimpsed views of landscape to south and south east, character extends to south east • The site overlaps with TAD 18 and TAD 26 Area A which together form the northern tip of a wedge of open countryside. However the character of these three sites differs from the more open arable land to the south (within TAD 26 Area B)
Character of adjacent village(s): Baughurst to south west is a low density, linear development of surviving rural character in contrast with the more urban Tadley. The site acts as a buffer between the two settlements
Historic links with the wider area if known: None
Ecological links with the wider area if known: Bishopswood Stream
Recreational links with the wider area: Adjacent footpath linked to wider network of paths
VDS/Parish Plan – relevant extracts: Tadley Design Statement: <ul style="list-style-type: none"> • Most of the urban edges of the town are sharply delineated from the rural surroundings and this is important in conserving the character of the adjacent countryside • Bishopswood Lane identified as a boundary of the town, with fields on one side and a number of individual houses on the other • New development should respect common features of existing Tadley development, i.e. a wealth of trees with many large specimens, and houses set well back from the road with wide verges and open grassy areas.

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	TAD 018
Site character areas:	No subdivisions
Date of site survey:	11/05/10
Surveyors:	BK/AG
Weather/visibility:	Overcast
Countryside Design Area:	Lowlands and Heath <ul style="list-style-type: none"> • Woodland blocks and mature trees are important features within and around the settlements and should be maintained • Siting of any new development should take into account views to a from the scarp and the wider landscape • New development should allow sufficient room for a framework of trees and shrubs to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside • Density of new development should be in keeping with that in the existing settlements, generally two storey and facing the road, with boundaries facing the road marked by hedgerows or red brick walls, as appropriate • Narrow country lanes should be protected from unnecessary improvements and urbanisation
Basingstoke and Deane LCA:	Lowlands and Heath <ul style="list-style-type: none"> • N/A
Relevant assessment from 2008 landscape capacity study:	TA04: Bishopswood Golf Course Slopes <ul style="list-style-type: none"> • Area slopes from north to south towards Church Brook • Mixed deciduous and coniferous species associated with golf course • Small area of arable farmland and some small paddocks in the north-west corner
Medium landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent residential properties Bishopswood Lane TAD017, TAD026 Golf driving range	Types of viewers: Local road network Residential properties Golfers on driving range	Opportunities for mitigation and landscape compatibility of mitigation: Some scope while retaining character
Views out of the site to: Bishopswood Lane TAD017, TAD026 Long views to Downs to south west	Magnitude of viewers (level of use and popularity): Busy road Busy driving range	Impacts of mitigation: Loss of views from Bishopswood Lane Loss of long views to south west
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Important locally	
Panoramic views: No		
Landmark features: No		
Sensitivity score: M/L	Sensitivity score: M/L	Sensitivity score: M
Visual sensitivity score: M/L		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Gently falling to stream along west side of site	Boundary features other than vegetation: Post and wire fencing,, garden fencing	Tranquillity – Noise levels: Busy road
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: None
Soil quality: Freely draining, loamy, low fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of Tadley; floodlights on driving range
Water features: Bishopswood Stream running through and adjacent to site	Historic Landscape Type: Assarted Fields	
Landcover and land use: Pasture	Conservation Area: None	
Tree belts, individual trees and riverside trees: Trees along stream and to boundaries	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedgerows with some hedgerow trees	Built form: None	Accessibility by public footpath: No
Woodland and copses: Small copse	Setting of listed buildings: Properties on adjacent land to North West	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: Expanded village of Tadley with many large estates	
Heathland: None	Contribution of private gardens to landscape character: None on site, but overlooked by garden adjacent to west	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed by trees along north and east sides of Bishopswood Lane and by trees along footpath to west. Small fields partially enclosed by vegetation but with longer views to south and south west
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small - medium fields
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland; Wet woodland Available survey data: Plantation Copse	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: M/L	Sensitivity score: L	Sensitivity score: M/L
Landscape sensitivity score: M/L		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Site abuts Tadley to north and east</p>
<p>Character of the urban edge: The estates of Tadley, separated by strong tree belt north of Bishopswood Lane, wrap around the north and east</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside:</p> <ul style="list-style-type: none"> • Glimpsed views of landscape to south and south east, character extends to south east • The site includes TAD 17 and overlaps with TAD 26 Area A which together form the northern tip of a wedge of open countryside. However the character of these three sites differs from the more open arable land to the south (within TAD 26 Area B)
<p>Character of adjacent village(s): Baughurst to south west is a low density, linear development of surviving rural character in contrast with the more urban Tadley. The site acts as a buffer between the two settlements</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: Bishopswood Stream</p>
<p>Recreational links with the wider area: Adjacent footpath linked to wider network of paths</p>
<p>VDS/Parish Plan – relevant extracts: Tadley Design Statement:</p> <ul style="list-style-type: none"> • Most of the urban edges of the town are sharply delineated from the rural surroundings and this is important in conserving the character of the adjacent countryside • Bishopswood Lane identified as a boundary of the town, with fields on one side and a number of individual houses on the other • New development should respect common features of existing Tadley development, i.e. a wealth of trees with many large specimens, and houses set well back from the road with wide verges and open grassy areas.

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	TAD 026
Site character areas:	A. Church Brook Valley Floor - TA03 B. Bishopswood Golf Course Slopes – TA04
Date of site survey:	11/05/10
Surveyors:	BK/AG
Weather/visibility:	Overcast
Countryside Design Area:	Lowlands and Heath <ul style="list-style-type: none"> • Woodland blocks and mature trees are important features within and around the settlements and should be maintained • Siting of any new development should take into account views to a from the scarp and the wider landscape • New development should allow sufficient room for a framework of trees and shrubs to integrate the built form into the surrounding landscape. Native trees and shrubs should be planted around developments adjacent to open countryside • Density of new development should be in keeping with that in the existing settlements, generally two storey and facing the road, with boundaries facing the road marked by hedgerows or red brick walls, as appropriate • Narrow country lanes should be protected from unnecessary improvements and urbanisation
Basingstoke and Deane LCA:	<ul style="list-style-type: none"> • N/A
Relevant assessment from 2008 landscape capacity study:	TA03: Church Brook Valley Floor (Area A) <ul style="list-style-type: none"> • Generally flat land • Predominantly pasture with some small paddocks and arable in the west • Western boundary strongly formed by the properties along Baughurst • Important in the setting of the Tadley Church Road Conservation Area as well as Tadley itself and Baughurst
Medium / low landscape capacity	
Relevant assessment from 2008 landscape capacity study:	TA04: Bishopswood Golf Course Slopes (Area B) <ul style="list-style-type: none"> • Area slopes from north to south towards Church Brook • Mixed deciduous and coniferous species associated with golf course • Small area of arable farmland and some small paddocks in the north-west corner
Medium landscape capacity	
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Adjacent residential properties Bishopswood Lane, Shaw Lane, Baughurst Lane Golf driving range Area A: PROW west of site and across south part of site Conservation Area at Church Road, Tadley	Types of viewers: Local road network Residential properties Golfers on driving range	Opportunities for mitigation and landscape compatibility of mitigation: Area A, Limited scope while retaining character Area B, Some scope while retaining character
Views out of the site to: Long views to Downs to south west From Area A to Conservation Area at Church Road, Tadley	Magnitude of viewers (level of use and popularity): Busy roads Busy driving range, quiet footpaths	Impacts of mitigation: Loss of views from adjacent roads Loss of long views to south west and south east
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Important locally	
Panoramic views: No		
Landmark features: No		
Sensitivity score: Area A: M Area B: M/L	Sensitivity score: M/L	Sensitivity score: Area A: M/H Area B: M
Visual sensitivity score: Area A: M Area B: M/L		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Area A Flat landscape Area B Gently falling to stream	Boundary features other than vegetation: Post and wire fencing,, garden fencing	Tranquillity – Noise levels: Busy roads. Area A more tranquil.
Geological features: None	Historic landscapes: None	Tranquillity – Visual intrusion: None
Soil quality: Slightly impeded drainage, loamy, moderate/high fertility	Parkland features: None	Tranquillity – Light pollution/dark skies: Lights of Tadley; floodlights on driving range
Water features: Area A Man-made pond Area B Bishopswood Stream	Historic Landscape Type: Assarted Fields, Old Settlement	
Landcover and land use: Area A Arable Area B Pasture and rough paddock	Conservation Area: None on site, but views from Area A towards Church Road CA to south east	
Tree belts, individual trees and riverside trees: Trees along stream and to boundaries	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Gappy hedgerows to field boundaries, with some hedgerow trees	Built form: None	Accessibility by public footpath: PROW adjacent to western boundary and across south part of site
Woodland and copses: Small copse in north of site, larger copse in south west of site	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: None	Scheduled Ancient Monuments: None	Recreational areas: Golf driving range adjacent
Common land: None	Settlement pattern: Expanded village of Tadley with many large estates, linear, low density development of Baughurst	
Heathland: None	Contribution of private gardens to landscape character: None on site, but some overlooking	Aesthetic sensitivity - Elements of openness/enclosure: Area A: Open, large scale landscape, partly enclosed by woodland blocks and belts but with long views Area B: Small fields partially enclosed by vegetation, strong tree belt to north and east of Bishopswood Lane. Western boundary strongly

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
		enclosed by double row of trees along PROW at north end
Other significant vegetation cover: None	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Area A: Large, irregular fields Area B: Small, irregular fields
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: Copse Close, Baughurst	Features of cultural importance: None	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: Area A: M Area B: M/L	Sensitivity score: M/L	Sensitivity score: Area A: M Area B: M/L
Landscape sensitivity score: Area A: M Area B: M/L		
Additional comments:		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: Site abuts Tadley to north and east, and Baughurst to west</p>
<p>Character of the urban edge: Large estates of Tadley separated by strong tree belt north and east of Bishopswood Lane, linear development of Baughurst</p>
<p>Presence in a floodplain: No</p>
<p>Relationship with adjacent wider countryside: Views of landscape to south and south east, character of Area A and B extend to south east. The character of Area A continues south into the wider landscape.</p>
<p>Character of adjacent village(s): Tadley edge consists of large estates, Baughurst to south west is a low density, linear development. The open landscape of the site contributes to maintaining the separate character of each settlement.</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: Bishopswood Stream</p>
<p>Recreational links with the wider area: Adjacent footpath linked to wider network of paths</p>
<p>VDS/Parish Plan – relevant extracts: Tadley Design Statement:</p> <ul style="list-style-type: none"> • Most of the urban edges of the town are sharply delineated from the rural surroundings and this is important in conserving the character of the adjacent countryside • Bishopswood Lane identified as a boundary of the town, with fields on one side and a number of individual houses on the other • New development should respect common features of existing Tadley development, i.e. a wealth of trees with many large specimens, and houses set well back from the road with wide verges and open grassy areas.

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	WHIT 006
Site character areas:	None from LCS 2008 Shallow bowl in wider valley Scrubland / rough grassland Edge of settlement A34 intrusive element Enclosed by landform, railway embankment, vegetation and settlement
Date of site survey:	14/05/10
Surveyors:	AG/TJ
Weather/visibility:	Partly cloudy
Countryside Design Area Guidance:	Test and Bourne Valley <ul style="list-style-type: none"> Any development should be on the lower slopes away from the valley floor and respect existing settlement form and style
Basingstoke and Deane LCA:	Test and Bourne Valley <ul style="list-style-type: none"> Sloping valleys Mixed farmland and woodland blocks, linear tree bands following river Intrusion by A34
Relevant assessment from 2008 landscape capacity study:	N/A <ul style="list-style-type: none"> N/A
Landscape designations:	North Wessex Downs AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Most of site is visible, from adjacent housing, local road, A34 glimpsed, fleeting views through gaps in trees (winter views would be more open), PRow across site, WHIT007 site	Types of viewers: PRow, residents, local road	Opportunities for mitigation and landscape compatibility of mitigation: Good opportunities for mitigation
Views out of the site to: From high ground, long views to downs north and north west, and west to wooded high ground (Hurstbourne Park). Lower part of site more enclosed, with limited long views. Industrial units to north	Magnitude of viewers (level of use and popularity): Busy roads and PRow	Impacts of mitigation: Could close off long views
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Some local value	
Panoramic views: No		
Landmark features: No		
Sensitivity score: H	Sensitivity score: M	Sensitivity score: M/L
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow bowl forming part of wider valley, with railway embankment forming eastern boundary	Boundary features other than vegetation: Post and wire fence, timber closeboard fence to gardens, garden wall	Tranquillity – Noise levels: A34
Geological features: No	Historic landscapes: No	Tranquillity – Visual intrusion: A34 vehicles seen through gaps in vegetation; more visible in winter. Communications mast and industrial units to north
Soil quality: Freely draining, loamy, low fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Whitchurch, A34
Water features: No	Historic Landscape Type: Parliamentary Fields	
Landcover and land use: Informal scrub, rough grassland	Conservation Area: None within the site, but CA east of railway line	
Tree belts, individual trees and riverside trees: Tree belt along adjacent railway. A small number of individual trees, including some young specimens	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedgerow along road boundary.	Built form: No	Accessibility by public footpath: Yes
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: Small post-war and more modern estates. Farm complex.	
Heathland: No	Contribution of private gardens to landscape character: Fences only visible	Aesthetic sensitivity - Elements of openness/enclosure: Enclosed 'bowl'
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small fields
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: Land South of Bloswood Lane, Whitchurch	Features of cultural importance: Arched bridge of disused railway adjacent to site is a distinct and attractive gateway to the historic part of town	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: L	Sensitivity score: L	Sensitivity score: L
Landscape sensitivity score: L		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Housing estates to north and south, farm to north west
Character of the urban edge: Modern estates, with a very recent housing to south of site
Presence in a floodplain: Yes: North East corner of site affected by floodplain of River Test
Relationship with adjacent wider countryside: Valley side east of A34
Character of adjacent village(s): Whitchurch has an historic centre based around the convergence of roads in a star shape. The Conservation Area continues to the south, to include the River Test. The village has expanded to the north and south east with inter- and post- war housing, as well as modern housing estates and light industrial areas
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: Whitchurch Village Design Statement: <ul style="list-style-type: none"> • Encourage new planting to maintain and enhance the green canopy that blankets the town when viewed from higher elevations. • Provide substantial native mix planting to screen and contain any new development on the edges of the town and avoid the use of artificial embankments unless visually sympathetic. • Adopt measures at every opportunity to reduce the impact of the A34, particularly regarding noise and light pollution. • Retain public access onto and along the disused railway line. • Avoid sprawling development which blurs the contrast between the town and the wide open countryside.

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	WHIT 007
Site character areas:	None from LCS 2008 Shallow valley Pasture Edge of settlement A34 intrusive element Enclosed by landform, railway embankment, vegetation and settlement
Date of site survey:	14/05/10
Surveyors:	AG/TJ
Weather/visibility:	Partly cloudy
Countryside Design Area Guidance:	Test and Bourne Valley <ul style="list-style-type: none"> Any development should be on the lower slopes away from the valley floor and respect existing settlement form and style
Basingstoke and Deane LCA:	Test and Bourne Valley <ul style="list-style-type: none"> Sloping valleys Mixed farmland and woodland blocks, linear tree bands following river Intrusion by A34
Relevant assessment from 2008 landscape capacity study:	N/A <ul style="list-style-type: none"> N/A
Landscape designations:	North Wessex Downs AONB

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Most of site is visible, from adjacent housing, local road, A34 glimpsed, fleeting views through gaps in trees (winter views would be more open), PRow across site, WHIT006 site	Types of viewers: PRow, residents, local road	Opportunities for mitigation and landscape compatibility of mitigation: Some opportunities for mitigation
Views out of the site to: Limited, glimpsed long views to downs north and north west. Industrial units to north	Magnitude of viewers (level of use and popularity): Busy roads and quiet PRow	Impacts of mitigation: Could close off long views and views along valley
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors):	
Panoramic views: No		
Landmark features: Church spire visible to south east		
Sensitivity score: M/H	Sensitivity score: M	Sensitivity score: M
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Shallow valley, road embankment	Boundary features other than vegetation: Post and wire	Tranquillity – Noise levels: A34
Geological features: No	Historic landscapes: No	Tranquillity – Visual intrusion: A34 vehicles seen through gaps in vegetation; more visible in winter
Soil quality: Freely draining, loamy, low fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Whitchurch, A34
Water features: Ditch along base of road embankment	Historic Landscape Type: Parliamentary Fields	
Landcover and land use: Pasture	Conservation Area: None within the site, but CA east of railway line	
Tree belts, individual trees and riverside trees: Tree belts around most boundaries, very strong along A34. Some individual trees	Landscape features of CA: Church spire - visible from site	
Hedgerows and hedgerow trees: Around gardens	Built form: No	Accessibility by public footpath: Yes
Woodland and copses: No	Setting of listed buildings: Manor Farm adjacent to Northern boundary	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: Small post-war and more modern estates. Farm complex.	
Heathland: No	Contribution of private gardens to landscape character: Trees in farmhouse garden and other adjacent gardens, creating important edge to site	Aesthetic sensitivity - Elements of openness/enclosure: Low-lying, enclosed landscape
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small - medium irregular fields
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: Land South of Blosswood Lane, Whitchurch	Features of cultural importance: Arched bridge of disused railway adjacent to site is a distinct and attractive gateway to the historic part of town; Cemetery to south	
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland:		

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
None		
<i>Other information</i>		
Sensitivity score: L	Sensitivity score: M/L	Sensitivity score: L
Landscape sensitivity score: L		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Housing estates to north and south, farm to north west
Character of the urban edge: Modern estates, with a very recent housing to east of site
Presence in a floodplain: No
Relationship with adjacent wider countryside: No
Character of adjacent village(s): Whitchurch has an historic centre based around the convergence of roads in a star shape. The Conservation Area continues to the south, to include the River Test. The village has expanded to the north and south east with inter- and post- war housing, as well as modern housing estates and light industrial areas
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: Whitchurch Village Design Statement: <ul style="list-style-type: none"> • Encourage new planting to maintain and enhance the green canopy that blankets the town when viewed from higher elevations. • Provide substantial native mix planting to screen and contain any new development on the edges of the town and avoid the use of artificial embankments unless visually sympathetic. • Adopt measures at every opportunity to reduce the impact of the A34, particularly regarding noise and light pollution. • Retain public access onto and along the disused railway line. • Avoid sprawling development which blurs the contrast between the town and the wide open countryside.

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	WHIT 009
Site character areas:	None from LCS 2008. 2010 study characteristics noted: North part of site is steep valley side. South part of site is a flat valley bottom
Date of site survey:	14/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny
Countryside Design Area Guidance:	Test and Bourne Valley
<ul style="list-style-type: none"> Any development should be on the lower slopes away from the valley floor and respect existing settlement form and style 	
Basingstoke and Deane LCA:	Test and Bourne Valley
<ul style="list-style-type: none"> Sloping valleys Mixed farmland and woodland blocks, linear tree bands following river 	
Relevant assessment from 2008 landscape capacity study:	N/A
<ul style="list-style-type: none"> N/A 	
Landscape designations:	Environmentally sensitive area (Southern half of site)

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: Higher valley side visible from valley to east and from opposite side of valley. Glimpsed views from nearby houses, more open in winter. Lower valley bottom visible from valley bottom to east, and PRow	Types of viewers: PRow and residents	Opportunities for mitigation and landscape compatibility of mitigation: Very limited opportunity for mitigation without altering the landscape character
Views out of the site to: Clapper Copse to east visible from higher valley side. Lower valley floor very enclosed, views across river unlikely even in winter. Housing to north may be more open in winter	Magnitude of viewers (level of use and popularity): Low magnitude of viewers	Impacts of mitigation: Loss of open valley floor and sides
Does the site form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Locally important	
Panoramic views: No		
Landmark features: No		
Sensitivity score: L	Sensitivity score: L	Sensitivity score: H
Visual sensitivity score: M		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Flat valley bottom with steepish valley side.	Boundary features other than vegetation: Post and wire fencing, timber panel to garden boundaries	Tranquillity – Noise levels: Quiet
Geological features: No	Historic landscapes: No	Tranquillity – Visual intrusion: None
Soil quality: Freely draining, loamy, low fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Little light from housing
Water features: River Test adjacent to southern boundary	Historic Landscape Type: Parliamentary Fields, Valley Floor	
Landcover and land use: Pasture	Conservation Area: Yes - north part of site	
Tree belts, individual trees and riverside trees: Strong tree belt along river and between valley floor and valley side	Landscape features of CA: wider landscape undulating chalk landscape containing ancient woodlands	
Hedgerows and hedgerow trees: Mature hedgerow to western and northern boundaries of lower part of site. New hedge along eastern boundary of upper part of site	Built form: No	Accessibility by public footpath: PRoW across site
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: Wet grassland in valley floor	Scheduled Ancient Monuments: None	Recreational areas: No
Common land: None	Settlement pattern: New estate to west of site	
Heathland: No	Contribution of private gardens to landscape character: Adjacent to north part of site - no significant contribution	Aesthetic sensitivity - Elements of openness/enclosure: Valley floor very enclosed and intimate. Valley side more open, but enclosed by wider landform and vegetation
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Small - medium field pattern
BAP/Phase I records: BAP Priority Habitats: Lowland mixed deciduous woodland Available survey data: None	Features of cultural importance: None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: SSSI in valley bottom close to Southern boundary of site		
<i>Other information</i>		
Sensitivity score: M/H	Sensitivity score: M/L	Sensitivity score: M/H
Landscape sensitivity score: M/H		
Additional comments: Valley floor more sensitive		

Relationship with the wider landscape/townscape

<p>Adjacent settlement: New housing estate to west, older linear development along road to north</p>
<p>Character of the urban edge: Strong boundary to east side of Whitchurch</p>
<p>Presence in a floodplain: Adjacent: Southern boundary likely to be affected by flooding of River Test</p>
<p>Relationship with adjacent wider countryside: Valley side joins with open valley side to east. Trees along river form a strong edge</p>
<p>Character of adjacent village(s): Whitchurch has an historic centre based around the convergence of roads in a star shape. The Conservation Area continues to the south, to include the River Test. The village has expanded to the north and south east with inter- and post- war housing, as well as modern housing estates and light industrial areas</p>
<p>Historic links with the wider area if known: None</p>
<p>Ecological links with the wider area if known: Environmentally Sensitive Area continues along River Test</p>
<p>Recreational links with the wider area: Links with wider footpath network</p>
<p>VDS/Parish Plan – relevant extracts: Whitchurch Village Design Statement:</p> <ul style="list-style-type: none"> • Encourage new planting to maintain and enhance the green canopy that blankets the town when viewed from higher elevations. • Provide substantial native mix planting to screen and contain any new development on the edges of the town and avoid the use of artificial embankments unless visually sympathetic • Avoid sprawling development which blurs the contrast between the town and the wide open countryside.

BASINGSTOKE AND DEANE LANDSCAPE CAPACITY STUDY 2010 RECORD SHEET

Site:	WHIT 010A
Site character areas:	None from LCS 2008. 2010 study identified as South East Whitchurch Open Valley Top character area: Open, expansive high ground Rolling landform Overlooking Test Valley
Date of site survey:	14/05/10
Surveyors:	AG/TJ
Weather/visibility:	Sunny / cloudy
Countryside Design Area Guidance:	Test and Bourne Valley <ul style="list-style-type: none"> Any development should be on the lower slopes away from the valley floor and respect existing settlement form and style
Basingstoke and Deane LCA:	Test and Bourne Valley <ul style="list-style-type: none"> Sloping valleys Mixed farmland and woodland blocks, linear tree bands following river
Relevant assessment from 2008 landscape capacity study:	N/A <ul style="list-style-type: none"> N/A
Landscape designations:	None

VISUAL SENSITIVITY

<i>General visibility</i>	<i>Population</i>	<i>Mitigation potential</i>
Views into the site from: North side of valley, and downs to south east, houses to south	Types of viewers: Houses, informal users of site, possibly PRow nearby	Opportunities for mitigation and landscape compatibility of mitigation: Some opportunity for mitigation within character
Views out of the site to: North across valley, east to high ground	Magnitude of viewers (level of use and popularity): Site currently well used informally	Impacts of mitigation: Closing off valley views and views towards high ground
Does the site form part of a skyline? Yes, from valley to north	Visual perceptions (activity and expectations of local visual receptors): Locally important, seen as part of open countryside	
Panoramic views: Yes		
Landmark features: No		
Sensitivity score: M/H	Sensitivity score: M/H	Sensitivity score: M
Visual sensitivity score: M/H		
Additional comments:		

LANDSCAPE SENSITIVITY

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Topography and landform: Rolling downland / gently sloping valley top	Boundary features other than vegetation: Various timber panel and close board fencing to gardens	Tranquillity – Noise levels: A34 traffic
Geological features: No	Historic landscapes: No	Tranquillity – Visual intrusion: No
Soil quality: Freely draining, loamy, moderate fertility	Parkland features: No	Tranquillity – Light pollution/dark skies: Whitchurch
Water features: No	Historic Landscape Type: Parliamentary Fields	
Landcover and land use: Currently used for informal recreation, possibly ex-arable use	Conservation Area: Not within a CA, but visible from CA north of river	
Tree belts, individual trees and riverside trees: No	Landscape features of CA: N/A	
Hedgerows and hedgerow trees: Hedge along part of northern boundary and along east and west boundaries. Garden hedges along parts of southern boundary	Built form: No	Accessibility by public footpath: No PRoW but currently informally well used
Woodland and copses: No	Setting of listed buildings: N/A	Open access areas: None
Wetland and meadow: No	Scheduled Ancient Monuments: None	Recreational areas: Currently used for dog walking
Common land: None	Settlement pattern: Post-war estate west of site, linear housing south of site, school grounds nearby to west	
Heathland: No	Contribution of private gardens to landscape character: Gardens along southern boundary have a range of ornamental tree, hedge and shrub planting as well as different fences	Aesthetic sensitivity - Elements of openness/enclosure: Very open and exposed
Other significant vegetation cover: No	Cultural associations: None recorded	Aesthetic sensitivity – landscape pattern: Large, regular field pattern
BAP/Phase I records: BAP Priority Habitats: None Available survey data: None	Features of cultural importance: None	

<i>Natural factors</i>	<i>Cultural factors</i>	<i>Perceptual features</i>
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None		
<i>Other information</i>		
Sensitivity score: L	Sensitivity score: L	Sensitivity score: M/L
Landscape sensitivity score: L		
Additional comments:		

Relationship with the wider landscape/townscape

Adjacent settlement: Housing to south and west
Character of the urban edge: Fairly high density housing, with moderately strong edge
Presence in a floodplain: No
Relationship with adjacent wider countryside: North side of valley forms strong edge. Strong links to downs to east.
Character of adjacent village(s): Whitchurch has an historic centre based around the convergence of roads in a star shape. The Conservation Area continues to the south, to include the River Test. The village has expanded to the north and south east with inter- and post- war housing, as well as modern housing estates and light industrial areas
Historic links with the wider area if known: None
Ecological links with the wider area if known: None
Recreational links with the wider area: None
VDS/Parish Plan – relevant extracts: Whitchurch Village Design Statement: <ul style="list-style-type: none"> • Encourage new planting to maintain and enhance the green canopy that blankets the town when viewed from higher elevations. • Provide substantial native mix planting to screen and contain any new development on the edges of the town and avoid the use of artificial embankments unless visually sympathetic. • Adopt measures at every opportunity to reduce the impact of the A34, particularly regarding noise and light pollution. • Avoid sprawling development which blurs the contrast between the town and the wide open countryside.

7.2. Appendix B – List of references

General texts:

Landscape Institute / IEMA (2002) *Guidelines for Landscape and Visual Impact Assessment*. IEMA, Lincoln.

Scottish Natural Heritage and The Countryside Agency (2006) *Landscape Character Assessment Guidance for England and Scotland, Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity*.

Basingstoke and Deane Borough Council reports and supplementary planning documents:

Basingstoke and Deane Borough Council (2006) *Adopted Borough Local Plan 1996-2011*. B&DBC, Basingstoke.

Basingstoke and Deane Borough Council (February 2008) *Basingstoke, Tadley and Bramley Landscape Capacity Study*. B&DBC, Basingstoke. (methodology, landscape character areas).

Basingstoke and Deane Borough Council (2003) *Church Road, Tadley Conservation Area Appraisal*. B&DBC, Basingstoke.

Basingstoke and Deane Borough Council (2008) *Countryside Design Summary*. B&DBC, Basingstoke. (Appendix 14 of the Design and Sustainability SPD).

Basingstoke and Deane Borough Council (2008) *Strategic Housing Land Availability Assessment*. B&DBC, Basingstoke.

Basingstoke and Deane Borough Council (2009) *Draft Living Landscapes Strategy*. B&DBC, Basingstoke.

Basingstoke and Deane Borough Council (June 2008) *Landscape and Biodiversity SPD*. B&DBC, Basingstoke.

Basingstoke and Deane Borough Council (2002) *Overton Village Design Statement*. B&DBC, Basingstoke.

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Field surveys

7.3. Appendix C – Glossary

AGLV	– Area of Great Landscape Value
AONB	– Area of Outstanding Natural Beauty
Assart	– A piece of land cleared of trees and bushes in preparation for cultivation
Carr	– Low lying wetland characterised by peaty soils and woodland cover
CDA	– Countryside Design Area
CDS	– Countryside Design Summary
Copse	– An area of closely planted trees
EH	– English Heritage
EIA	– Environmental Impact Assessment
GLVIA	– Guidelines for Landscape and Visual Impact Assessment (Landscape Institute/IEMA, 2002)
Ladder fields	– Fields with long wavy-edged parallel boundaries that often run for several kilometres over chalk uplands (B&DLA, 2001)
LCA	– Landscape Character Area
LCS	– Landscape Capacity Study
LDF	– Local Development Framework
Pale	– Boundary fence, particularly of a park – generally with a ditch on the inside (B&DLA, 2001)
Parliamentary fields	– Fields typically formed by Parliamentary Enclosure Acts of the late 18 th – 19 th centuries, or probably contemporary with them (B&DLA, 2001)
PRoW	– Public Right of Way
SAM	– Scheduled Ancient Monument
SHLAA	– Strategic Housing Land Availability Assessment
SINC	– Site of Importance for Nature Conservation
LCSSO	–Landscape Capacity Study: Site Options
SPD	– Supplementary Planning Document
SSSI	– Site of Special Scientific Interest
VDS	– Village Design Statement
Wavy-edged fields	– Fields with wavy boundaries, that probably result from 17 th and 18 th century informal enclosure (B&DLA, 2001)