Landscape Visual Impact Assessment Report

Poors Allotment

Land at Bell Hill, Wash Water, Enborne RG20 0LX

June 2021

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Document No:	
Document Title:	LVIA Report
Prepared By:	RA
First Draft:	June 2021
Revisions:	

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1 Introduction

1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Austin Design Works on behalf of Calleva Community Energy and relates to the proposed development at Land at Bell Hill, Wash Water (hereafter referred to as 'the site') for a the installation of 8520 ground mounted solar photovoltaic panels and associated infrastructure. The scheme includes site landscaping and tree planting, providing screening to surrounding properties and enhancing the biodiversity and setting of the site.

1.2 LVIA is a tool that is used to identify and assess the significance and the effects of change resulting from development on both the landscape, an environmental resource in its own right, and on people's views and visual amenity.

1.3 This report aims to show the probable visual effect of the proposal from the most visible locations in the vicinity. Illustrated 'before' and 'after' images of the finished scheme are required from the most visible locations.

1.4 The effect of the proposal upon the character and setting of the existing neighbouring properties and views from surrounding roads and footpaths where applicable.

1.5 This LVIA has been carried out in accordance with guidance set out in the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA), published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013.

1.6 The GLVIA is principally concerned with LVIA as one element of formal Environmental Impact Assessment. It concentrates on setting out key principles and identifying good practice that are transferable to informal landscape assessments such as this one.

1.7 The GLVIA is not intended to be prescriptive. The specific approach and methodology adopted in any particular assessment should be appropriate and proportionate to the scale, character and particular circumstances of the proposed development.

1.8 In accordance with the GLVIA this LVIA considers Landscape character and visual amenity effects separately. The two key issues are:

- The likely significant effects on the character and quality of the local Landscape which will result from the loss or disruption to existing features or patterns or from the introduction of new features that have an effect on the existing situation.

- The likely significant effects of the proposal on the existing outlook for people viewing the site from a range of different perspectives for example from their homes, from valued public open spaces or from the public realm which may result from changes to existing views or from the opening up of new views.

1.9 The GLVIA makes a distinction between 'impact', defined as the action being taken, and 'effect', defined as the change resulting from that action. These terms are used consistently with their respective meanings throughout this report.

1.10 One significant change between the new guidelines as set out in Edition 3 of the GLVIA and those contained within the 2nd Edition (2002) is greater recognition of the range of the different types of conditions that comprise a 'landscape'. Thus the 3rd Edition, as well as recognising the rural landscape on which Edition 2 focused almost exclusively, also recognises landscape that is 'Landscape' or 'Seascape'. In the remainder of this assessment, the landscape of and in the vicinity of the site is referred to primarily as 'Landscape'.

2 Methodology of Assessment

2.1 The report structure and methodology followed generally accords with the 3rd Edition of the GLVIA published in April 2013 that is applicable equally to urban and rural locations, taking into account the character of the proposal and its spatial effects.

Establishing the spatial scope of the LVIA – Zone of Theoretical Visibility (ZTV)

2.2 The spatial extent of the study area for the purpose of both the landscape and visual impact assessments has been determined by the extent of the zone of theoretical visibility of the site, i.e. the areas of Landscape from where it might be possible to gain views of the completed development.

2.3 The ZTV was determined manually through a combination of field analysis and desktop study of contour mapping and on-site visual assessment, and it includes locations from which private views into the site may be had. See Fig 1 (p5). It was not possible to gain access on to the private property of Massey's Pightle, therefore this view Fig 25 (p17) shows an illustration of the proposed view only and a written description of the existing view; as the GLVIA 3rd Edition states existing views 'should' be photographed, this report assumes that in this instance the proposed view will suffice.

2.4 Whilst the new GLVIA 3rd Edition generally recommends that 3D digital mapping employing a 'bare earth' approach is used in defining the visibility of a development, it also recognises in paragraphs 6.7 and 6.8 that digital mapping can be difficult where there are more obstacles to visibility to be taken in account and also, that manual mapping is likely to be quite adequate in relation to smaller projects such as this one. Given that the ZVA has already been established, and also due to its very local extent, manual mapping alone has been used in this case.

2.5 It should be recognised that even within the identified visual envelope, subtle changes in land form, landscaping and built development mean that from many locations no views of the site will be attainable at all.

Description of Proposed Development

2.7 An overall description of the characteristics of the proposed development is an important component of the LVIA. Sufficient detail of the siting, layout and other characteristics and components of the development is required, so that the probable significant effects on the Landscape and visual amenity can be accurately assessed.

2.8 This part of the assessment considers the effects of the development at different stages in its life cycle, e.g. during construction and operation, where they are known. Where they are not known at this stage, any assumptions made in this respect are clearly stated.

2.9 This part of the assessment also describes measures proposed to prevent/avoid, reduce, offset (remedy or compensate for) any significant adverse landscape or visual effects. Such mitigation measures generally fall into three distinct categories, as follows:

Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;
Standard construction and operational management practices for avoiding and reducing environmental effects;
Secondary measures, designed to address any residual adverse effects remaining after the measures encompassed by 1 and 2 have been incorporated.

2.10 Finally, this part of the assessment considers opportunities taken as part of the scheme to enhance the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition. Whilst not a formal requirement of the EIA process, the GLVIA recognises that such enhancements,

which can take many forms have the potential to make a very real contribution to sustainable development and the overall quality of the environment.

Establishing the Landscape Baseline

2.11 The Landscape baseline includes a description of relevant national and local planning policies and landscape related designations within the study area.

2.12 This section also aims to provide an understanding of the Landscape in the area that may be affected – its constituent elements; its character and the way that this varies spatially; its geographical extent; history and evolution; its existing physical condition; and the way that the Landscape is experienced and the value attached to it.

2.13 In establishing the baseline cross reference is made as necessary to studies that have been undertaken in connection with the development proposal including the site ecology report.

2.14 Finally, the baseline seeks to establish the value of the potentially affected Landscape that will inform later judgements made about the significance of effects. This means the relative value that is attached to different Landscapes by society bearing in mind that a Landscape may be valued by different stakeholders for a whole variety of reasons. Value might be assessed in a number of different ways however the presence of national or local designations such as conservation areas, TPOs, historic gardens or other cultural heritage elements would imply a more valued landscape.

2.15 In making an assessment of the relative value placed on a particular Landscape or component of it, the 3rd Edition of the GLVIA encourages the 'drawing of information and opinions from consultees'. With regard to the development of the proposals the local residents comprise of the applicants. Due to the current derelict state of the site, the neighbouring properties, none of which are directly adjacent to the development, have not been consulted on this occasion, as the replacement will not be of greater volume than the current dwelling.

Predicting and Describing Landscape Effects

2.16 Through the collection and analysis of the landscape baseline, the relevant landscape receptors (components of the landscape that are likely to be affected by the development) have been identified. The site itself is not identified except where it is part of a larger designation for the reason that by definition it will be subject of substantial Landscape change.

2.17 Having identified the receptors a measure of 'sensitivity' is then applied, using the criteria set out in Table 1 (this page). In reaching a view on the actual sensitivity of a particular receptor a degree of subjective judgement will need to be made concerning the capacity of the receptor to absorb development of the scale and character proposed.

2.18 For each Landscape receptor the 'magnitude' of the effect is then assessed in terms of the criteria in Table 2 (following page). In reaching a judgement of the overall magnitude of effect account needs to be taken of the size or scale of the effect – for example whether there is complete loss of a particular element or a minor change; the geographical extent of the area that will be affected; and the duration of the effect and its reversibility.

Table 1- Criteria for categorising the sensitivity of Landscape receptors

High	Important elements or landscapes of a distinctive and highly valued character and rarity. At national, regional or local scale e.g. National Park, AONB or conservation area. A Landscape where any level of change would result in a significant effect on Landscape character, feature or element. It has limited potential for replacement or substitution.
Medium	Valued elements or Landscapes of moderate importance and value typically at a regional or local scale. Undesignated but valued, a Landscape capable of accepting some limited scale of change. Areas tolerant of some effects on Landscape character, features or elements. Limited potential for replacement or substitution.
Low	Elements or Landscape of relatively low importance and rarity or degraded, typically of local scale. Identified as have some redeeming qualities and possible improvement. Areas tolerant of substantial change without adverse effect on character, features or elements.

Table 2 – Criteria for determining magnitude of Landscape effect

High	A change that may be large in scale and extent, and include the loss of key Landscape characteristics or the addition of new features or elements that would lead to a large-scale change in the overall Landscape quality and defined character.
Medium	A change of more limited scale and extent including the loss of some key Landscape characteristics or elements, or the addition of some new Landscape features or elements that would lead to improvement or decline in landscape quality
Low	The proposal would cause very minor loss or alteration or addition to one or more key elements, features or characteristics of the baseline Landscape and introduces elements that are not uncharacteristic of the attributes of the receiving Landscape.
Negligible	A change affecting smaller areas of Landscape character, including the limited loss of some characteristic Landscape elements or the limited addition of new features or elements, which are characteristic of a particular Landscape area or barely perceivable.

Evaluation of overall significance of Landscape effects

2.19 The overall significance of a Landscape effect is determined by cross-referencing the sensitivity of the Landscape receptor with the magnitude of change expected as a result of the development.

2.20 Effects can be either positive or negative, and short or long term. For the purpose of this assessment only overall Landscape effects that are Moderate/Substantial or Substantial are considered to be 'significant'.

Table 3 Determining overall significance of Landscape effect

Magnitude of change	Low Landscape sensitivity	Medium Landscape sensitivity	High Landscape sensitivity
Negligible	Negligible	Slight / Negligible	Slight
Low	Slight	Slight / Medium	Medium
Medium	Slight / Medium	Medium	Medium/ Substantial
High	Medium	Medium/ Substantial	Substantial

2.21 Landscape effects are each assessed during construction, at Year 0 and Year 10. The significance of the effects will therefore be split into the initial effects of the development on the Landscape and at a nominal 10 years after completion.

Assessment of Visual Effects - Establishing the Visual Baseline

2.22 Having established the Zone of Visual Influence, a series of 'representative' viewpoints of the site were selected from within the visual envelope to establish the 'baseline' visual context.

2.23 Photographs from internal and external views were taken by Austin Design Works in June 2021, in accordance with the guidance contained in the Photography and Photomontage in LVIA Advice Note 01/11 by the Landscape Institute.

2.24 The viewpoints chosen cover a sufficient range of situations proportionate to the scale of the proposed development necessary to establish its likely 'significant' visual effects concentrating on views from the public realm.

Predicting and describing visual effects

2.25 Having established the visual baseline from each of the selected viewpoints, the probable effects on that resulting from the development are then identified. The GLVIA suggests that, to assist in describing and comparing effects on views, it can be helpful to consider a range of issues that may include, e.g.:

The nature of the view of the development, for example a full or partial view or only a glimpse;

The proportion of the development or particular features that would be visible (i.e. all, most, small part, or none);

The distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small, minor element in a panoramic view;

Whether the view is stationary or transient as from a footpath or moving vehicle;

The nature of the changes for example: changes to the skyline profile; creation of a new visual focus in the view; introduction of new man-made objects; changes in visual simplicity or complexity; alteration of visual scale or change in the degree of visual enclosure.

2.26 Having been identified, the visual effects then need to be assessed to determine their significance. As with the assessment of landscape effects, this requires consideration of the identified effect on the visual receptor in the context of its 'sensitivity' to change and the 'magnitude' of change. The criteria for establishing these are set out in Tables 4 and 5.

2.27 In terms of magnitude, for each visual effect identified the change is evaluated in terms of its size or scale, the

Table 4: Criteria for categorising the sensitivity of visual receptors

High	Residents at home People engaged in outdoor recreation, including use of public rights of way whose attention is likely to be focussed on the landscape and on particular views Visitors to heritage assets, or to other attractions, where views of the surroundings are and important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents in the area. Travellers on transport routes of recognised scenic value
Medium	Viewers with moderate interest in their visual environment, for example users of local parks, open space facilities, walkers on footpaths or streets. Travellers on most roads, rail or other transport routes.
Low	People engaged in outdoor sport or recreation which does not involve or depend on an appreciation of views People at their place of work

Judging the Overall Significance of Visual Effects

2.28 As with the assessment of overall Landscape effects, the overall significance of visual effects is determined by cross-referencing the sensitivity of the visual receptor with the magnitude of change expected as a result of the development. Significance is assessed using a four-point scale - Negligible, Slight, Moderate, and Substantial, applied as set out in Table 6 below. For the purpose of this assessment, only those visual effects that are Moderate/Substantial or Substantial are considered to be significant.

Table 5: Criteria for determining magnitude of visual effect

High	A substantive change, obstruction of a view, or a new element introduced into views that is directly visible and likely to appear in the foreground or above a prominent section of the horizon;
Medium	A moderate change or partial view of a new element within the view which may be readily noticed, directly or obliquely visible including glimpsed or intermittent views and appearing in the middle ground partly screened or mitigated;
Low	A low level of change, affecting a small part of the view, which may be obliquely viewed or partly screened and/ or appearing as a minor element in the landscape. May include travelling views from roads/ rail;
Negligible	Few viewers affected by a small or intermittent change to the view which may be obliquely viewed and/ or mostly screened and/ or appearing in the distant background and/ or not intruding above any section of the horizon or capable of being missed by the casual observer.

2.29 As with Landscape effects, visual effects are each assessed during construction, at Year 0 and Year 10. The significance of the effects will therefore be split into the initial effects of the development on visual amenity and a nominal 10 years after completion.

2.30 The Landscape and visual effects during construction and at Year 0 can sometimes be significant, but as a development ages, materials tend to become more muted and planting matures providing full or partial screening to the benefit of residents and other viewers.

Cumulative Effects

2.31 The 3rd Edition of the GLVIA advises that the cumulative impact of development should also be assessed. This is a requirement of formal EIA and has become more of a prominent consideration, particularly in relation to renewable energy proposals since the publication of the 2nd Edition in 2002. However, the potential for cumulative effects is there in respect of any type of development.

Table 6 Determining overall significance of Cumulative effect

		Table 4		
		Low Landscape sensitivity	Medium Landscape sensitivity	High Landscape sensitivity
Table 5	Negligible Magnitude of change	Negligible	Slight / Negligible	Slight
	Low Magnitude of change	Slight	Slight / Medium	Medium
	Medium Magnitude of change	Slight / Medium	Medium	Medium / Substantial
	High Magnitude of change	Medium	Medium/ Substantial	Substantial

3 The Zone of Theoretical Visibility (ZTV)

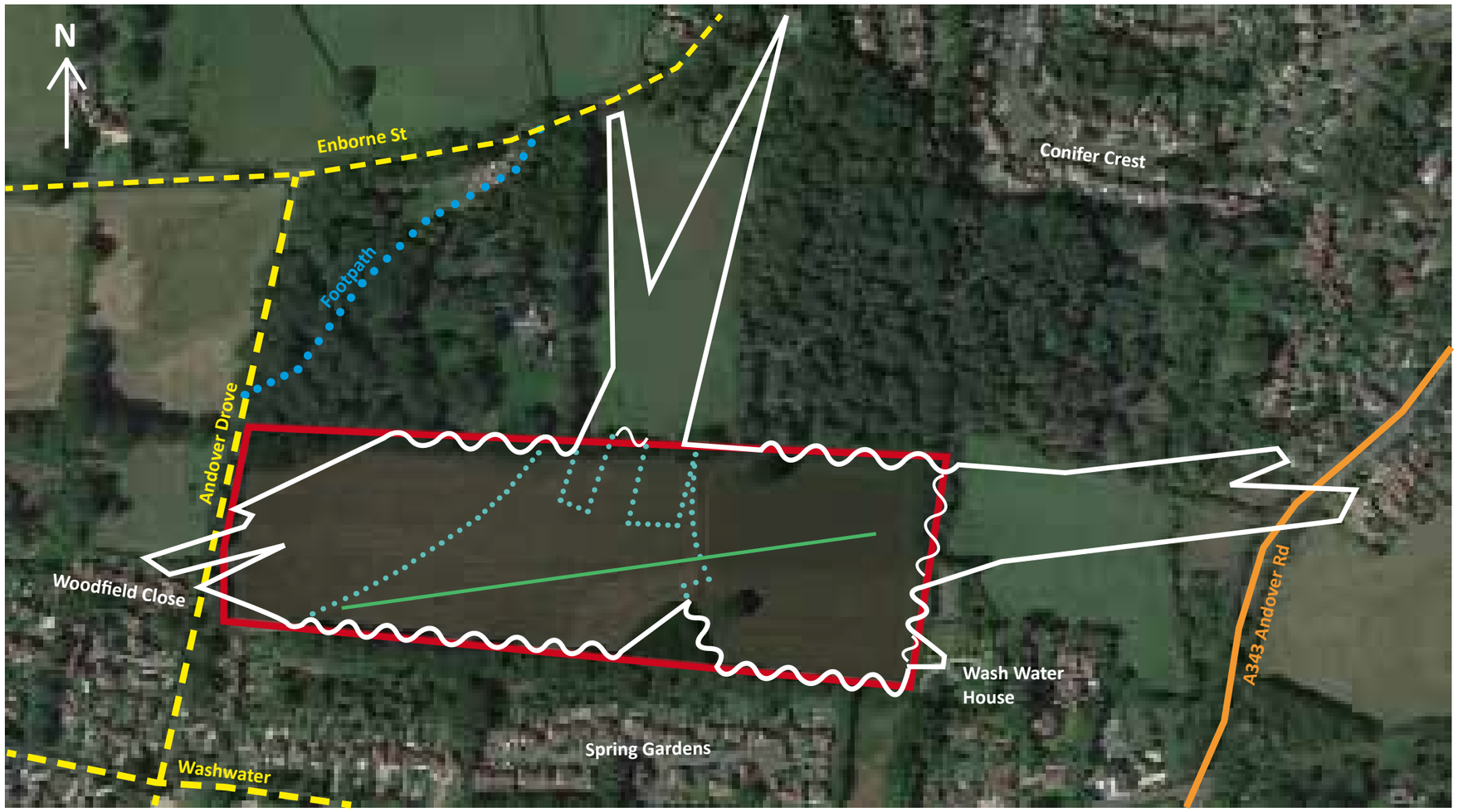
3.1 The ZTV is shown in Fig 1 below. It is limited to the local area with mainly short distance views of not more than 1000m due mainly to the area being low lying and surruonded by mature woodland and hedgerows limiting views into and out of the site. It encompasses the following areas: Woodfield Close, Conifer Crest and Andover Rd.

3.2 NORTH - To the north of the site the land rises up and there is a glimpsed views through a field gate off Endborne Street (Fig.XX) and from the upper floor of a property off Conifer Crest, from both locations the land falls away and views are interrupted by mature hedgerow trees. The Public footpath runs through dense mature woodland and has no views into the site.

3.3 EAST - The views into the site form the west are restricted by both the topography and dense woodland and hedgerows. There are two properties which have views into the site from upper floors one is on the A343 Andover Rd (Fig. XXX) and the other is Wash Water House (Fig. XXX), it was not possible to obtain photos from these properties. There is also a glimpsed view to the site from a gateway on the A343 Andover Rd (fig.XX).

3.4 SOUTH - The boundary to the south is dense hedgerow with mature trees. The land falls away and there are seasonal views from the upper floors of the houses to the north of Spring Gardens and the vegetation and landform prohibits views in from the properties along Andover Drove. There is a bungalow adjoining the site in the southwest corner with one opaque bathroom window facing the site (Fig. XX)

3.5 WEST - There are oblique views across the site from properties on Woodfield Close and to the west side of Andover Drove these would have partial views from the upper floor windows, it was not possible to take photographs from these properties. There are glimpsed views through the hedgerow in winter (Fig.XXX) and the gateway (Fig.XXX), the land rises up from this side of the site and this also limits the view of the development from this side of the site.



KEY

- Site Boundary
- A Roads
- Minor Roads
- Public Footpath
- Topography Limiting Views
- Overhead Power Cable

Location

In the Parish of Enborne near Newbury, just north of Wash Water, a linear village typical of this area, with a suburban green leafy feel of detached and semi-detached housing with well-groomed gardens. It is sandwiched between the A343 Andover Road to the east and the A34 to the west which can be heard from the site. The site itself is surrounded by suburban style development to the south and south west. Notably the Wash Water House is a focal feature to the south east corner and the more recent housing development can be seen in the distance to the north east. A high voltage power line erupts from the ground in the south west corner of the site and cuts on the diagonal across the lower southern half of the site, returning underground on the east side of the field. No development will take place below this line.

Fig 1. Zone of Theoretical Visibility, shown in white, with access in relation to the site

Predicting and describing visual effects

Residential: All properies with views onto the site are truncated due to the rising land and extensive layers of intervening garden boundary and field boundary vegetation which obscures views of the site for much of the year.
The views are from upstairs windows.
Woodfield Close - one property has a direct view towards the lower part of the site partly obscured by evergreen trees, the others in this row have oblique views across the site broken up by mature oak hedgerow trees.
There is a bungalow adjoining the site on the southwest corner, it has one window with obscured glass that overlooks the site.
Spring Gardens - some of the properties have rear upstairs windows overlooking the site.
Wash Water House - this is the closes to the southeast corner of the site and has views from the upper floor windows, partly obscured by an evergreen conifer.
Properties off the A343 Andover Road are more than 700m away fom the site and views are partly obscured by landform and vegetation.

Transport Corridors: Views of the site are obscured by vegetation, glimpsed views from points along Andover Drove will be possible, these are whilst driving or walking and views in to the site from the A343 Andover Road are also glimpsed and at speed. Views from Endborne St are glimpsed whilst driving or walking.

Public Rights of Way: The views into the site are obscured by vegetation with the occasional glimpsed view through gaps in the hedgerow.

Winter views: The visual envelope is unlikely to increase in the winter months. However, where there are currently filtered or glimpsed views of the existing site through the hedgerows, the degree of visibility is likely to increase. (see Fig.2)

Fig 2. View from the gate off Andover Drove during winter taken from Google Street View

4 Description of the Proposal

4.1 The development is illustrated on the proposed site plan (Fig.6)and described in detail within the application and on plans PL01, PL02, PL03, PL03A, Pl04 and PL05.

4.2 The field has belonged to the people of the Parish since the Enclosure's Act as a place for the parishioners to gather firewood. The current income from the field is a basic annual fee, which will expire at the end of this year and a modest income from the lease of the field for sheep grazing. The Parish Council wish to propose the solar field in order that the Parish has a secure income from a sustainable source for future generations as well as ensuring the land will not be used for housing development.

4.3 The proposal seeks to maintain the openness of this area of pasture, maintaining it as a bio-diverse area of grazing land for sheep and protecting it from more infill suburban style housing development for future generations, whilst providing a carbon neutral and sustainable income for the Parish and supplying the local community with renewable energy for years to come.

4.4 In summary, the proposed development is for ground mounted photovoltaic solar arrays surrounded by deer proof fencing and associated transformers, access track and substation.
Typical examples of this sort of installation have been provided by the client. (Fig. 3,4 & 5).

Fig 3. Typical solar Photovoltaic array from above.

Fig 4. Typical solar Photovoltaic array with sheep grazing, as proposed for this site.

Fig 5. Typical sub-station.

Proposed Plan in Context

Fig 7. This image shows the site in relation to the surrounding landscape.

5.1 The site sits in a low lying area just above the River Endborne that runs through Endborne Row and Wash Water, rising up gently from 105m in the southwest corner to approximately 112m in the middle section and falling away again to the east. The solar arrays will be situated around the 110m contour. Surrounding houses are set on 100m-105m contours, meaning the development should only be visible from upper floor windows.

5.2 The land rises up to Wash Common to the north, Horris Hill to the southeast and Boam's Farm to the northwest. The falling land form as well as mature woodland and vegetation screens the views to the site from surrounding properties in these areas.

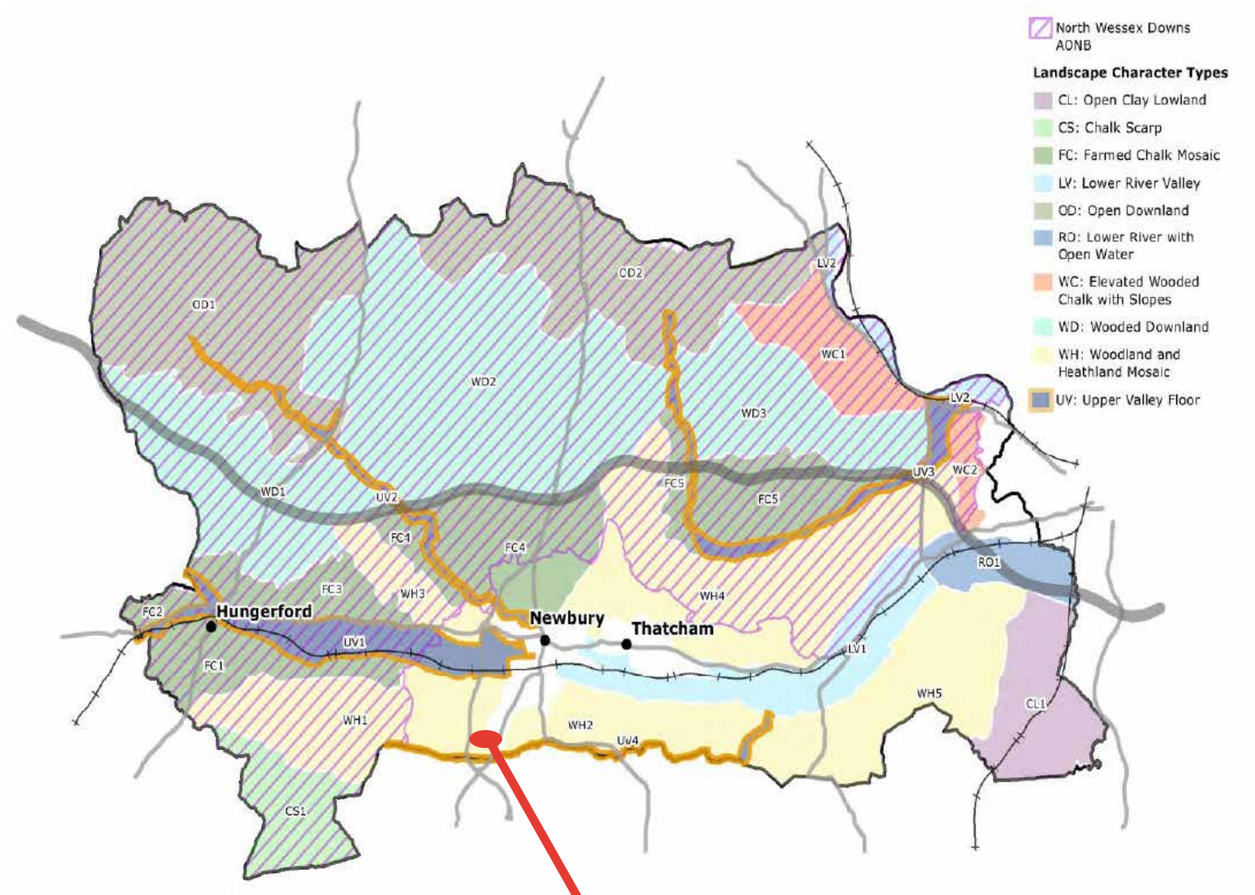


Fig 8. Landscape Character Map for West Berkshire, site shown in red.

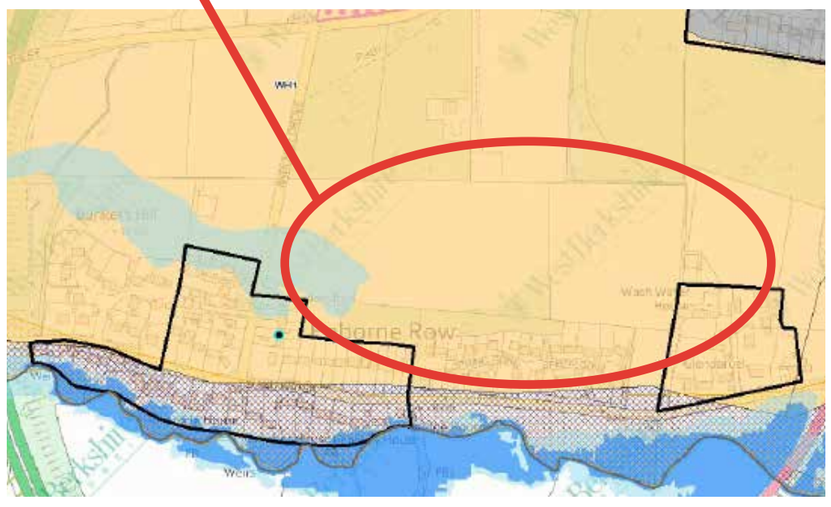


Fig 9. Extract from West Berkshire Designations Plan showing the site ias WHI (yellow) character area and in relation to the flood (blue).

5.3 The site is outside of the Area of Outstanding Natural Beauty and as such not designated, it is a piece of pasture land that is currently grazed by sheep and cut for hay.

5.4 The West Berkshire Landscape Character Assessment 2019 classifies the land generally as Woodland and Heathland Mosaic and is within Local Character Area WH1. (Fig 8). The Character Assessment does note that *'responses to climate change may also result in pressure for development of renewable energy such as solar farms'... 'field scale solar farms are limited to the M4 corridor, with several to the south of the Kennet Valley between Newbury and Reading'...*
The local development plan and Core Strategy do not mention specifically renewable energy as part of the core policies, however CS10 mentions rural diversification will be supported and is backed by national policy as contributing to the rural economy. This proposal will enable the Parish Council who own the land to sustain this economically as an open piece of pasture land albeit combined with solar energy production for future generations.

5.5 The area proposed for the solar arrays is on higher ground above the flood zone as can be seen in Fig.9 below.

5.6 On 2nd July 2019, West Berkshire Council declared a climate emergency and in light of this developed the West Berkshire Council's Environment Strategy 2020-2030, to become carbon neutral by 2030 and places huge emphasis on local energy generation as a means of significantly reducing the districts carbon footprint.

4.1.2 Carbon Neutrality will be achieved by a range of local energy generation and carbon sequestration[8] projects equivalent to the projected emission level of 350 ktonnes.

- We will, at the same time as progressing our carbon reduction projects, implement a number of measures which aim towards a target of 350 ktonnes for carbon offset[9].
- Examples will include solar and wind energy generation; tree planting; and other techniques
- This target needs to be achieved by the whole district: local residents, landowners and business will be encouraged to engage in energy generation or carbon sequestration where reduction is not possible.

Historic England - Designations Map

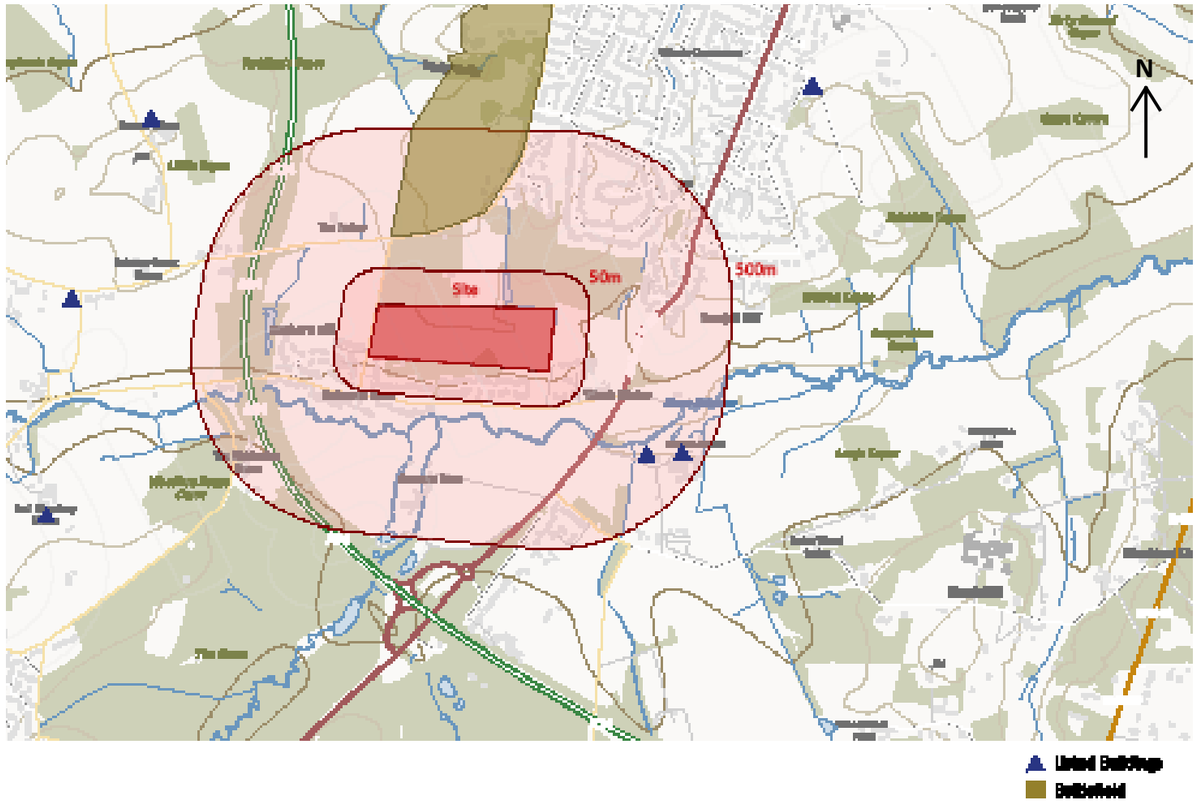


Fig 10. Extract from Historic England maps showing that there are no listed buildings or historic sites within the ZTV envelope of the site.

5.7 The Historic England map (Fig.10) shows that the site lies one field below the location of a historic battlefield but this and any other listed buildings are outside of the Zone of Theoretical Influence.

Local Transport Routes

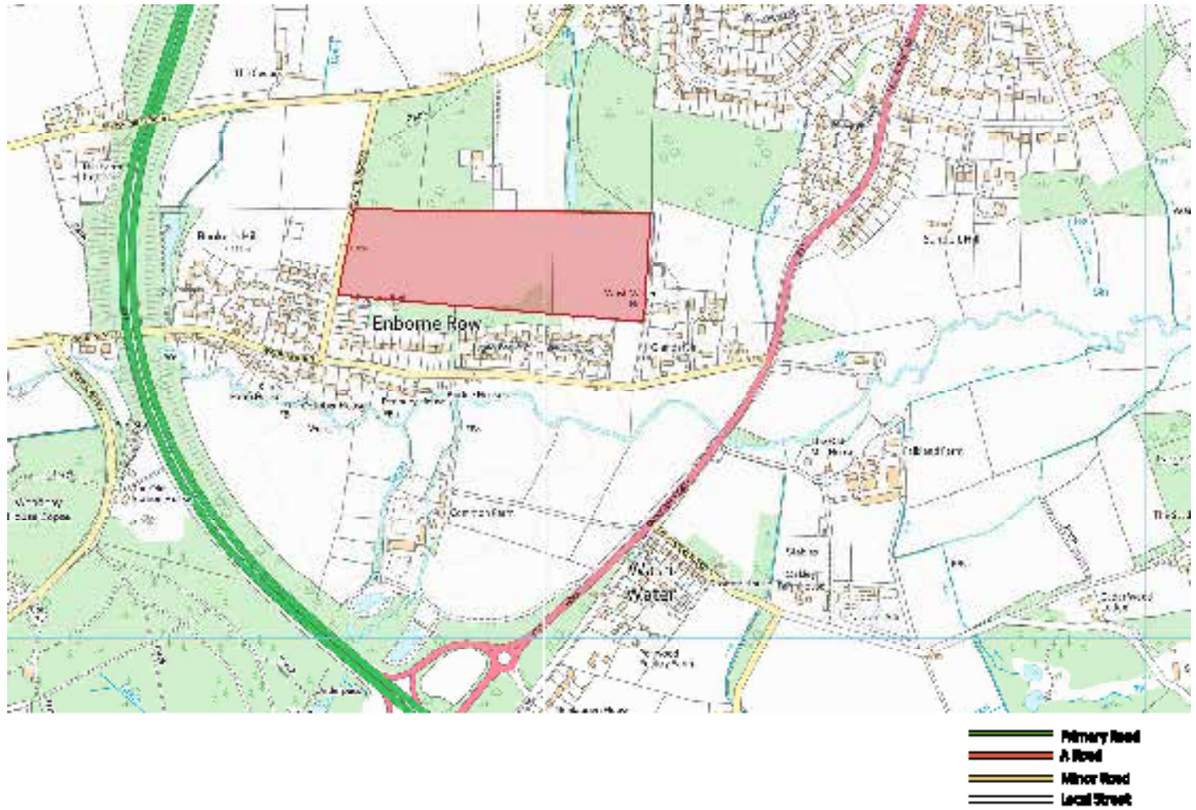


Fig 11. Ordinance Survey extract showing local transport routes.

5.8 The A34 in the main transport route and although it is raised up in the area immediately to the west of the site, the combination of distance and screen planting means that the site is not visible from this route.
The more minor Andover Road A343 runs to the west of the site and there is a glimpsed view from one gateway (Fig.XX) towards the site, however only a large oak tree is visible.
From Enborne Row to the south of the site there are no views at ll into the site. To the west,Andover Drove has fairly clear views through the hedgerow in the winter time as the vegetation is a little sparse, however during summer months the only view in is through the existing gateway (Fig.XX).
To the north there is one glimpsed view into the site from Endborne Street.

Site Baseline

5.9 The site is currently used for grazing sheep and cut annually for hay. In the low lying areas of the site the ground remains damp and it is clear from the vegetation, which includes reeds and ragged robin, that these areas are seasonally very wet and of little use even for grazing. The grass on the rising ground is of moderate quality. The field is divided by a post and barbed wire fence running north-south.

5.10 To the north the boundary is in three main sections; the northwest - a dense woodland of over-mature and dying oak woodland with some pine and birch forms the backdrop to this side of the site. There is a public right of way through this wood, but there were no views into the site from this area. The middle section is a mixture of a narrow band of semi-mature oak, birch and goat willow, there is a gap and this continues as a row of mature, dead and dying oak and ash trees on top of a ditch. This is quite porous section of the boundary with glimpsed views through it in summer, which can only become more obvious in the winter once the foliage drops. The eastern section of this boundary is mature mixed woodland, mainly ash and oak.

5.11 To the east, the boundary is mix of semi-mature goat willow and blackthorn, with some mature leylandii and semi-mature oak. Two mature oak stand century in the eastern side of the field and will flank the solar array, these are landscape feature trees in good vigour, which will provide important setting for the development and should be protected during construction as excellent trees providing valuable habitat resource.

5.12 To the southern boundary is predominantly mature oak trees with an under story of evergreen holly and mixed hedgerow, which is dense in summer and will remain to an extent in winter too. There is an area of goat willow in a wet area in the southeast section of this boundary.
From the centre of the site it is possible to see the long-distance view towards the Wayfarer's Way approximately 6km to the south-west.

Site Photos

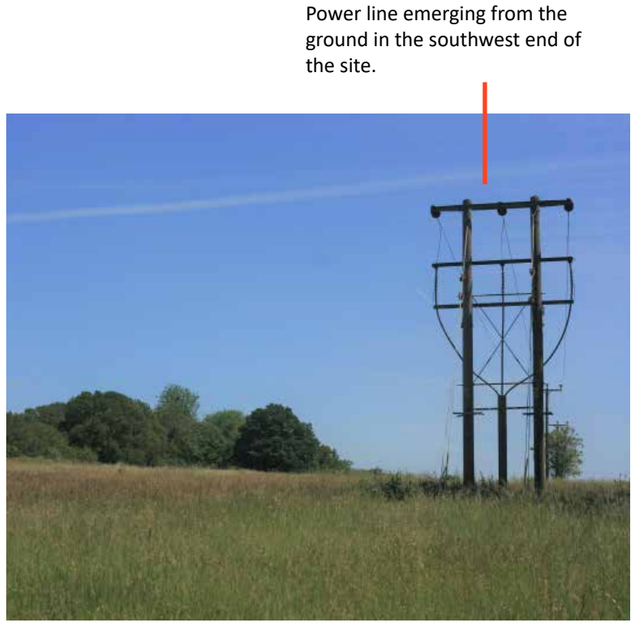


Fig 12. Power lines emerging from the ground to the southwest

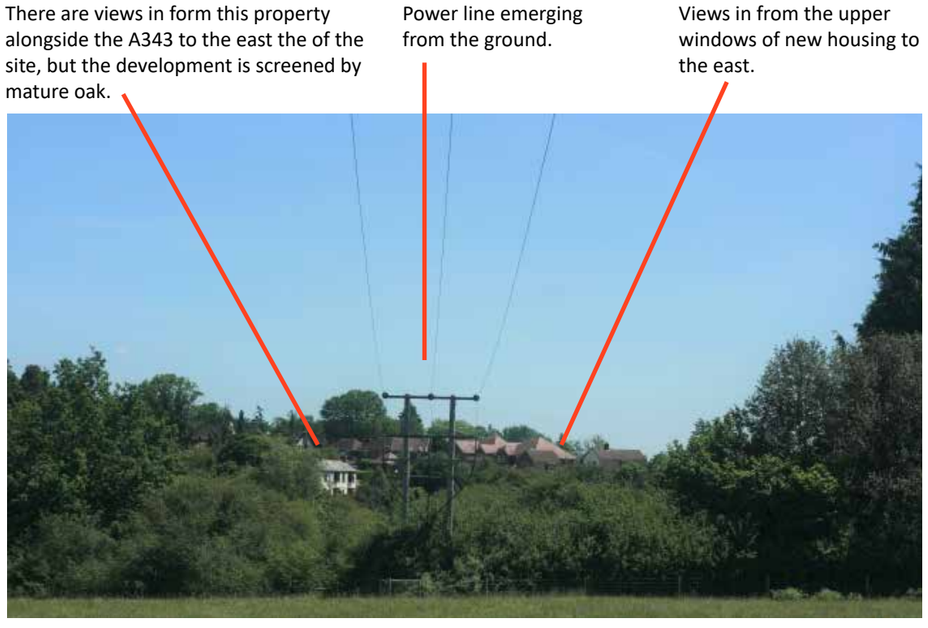


Fig 13. Properties to the east are approximately 550-750m away.

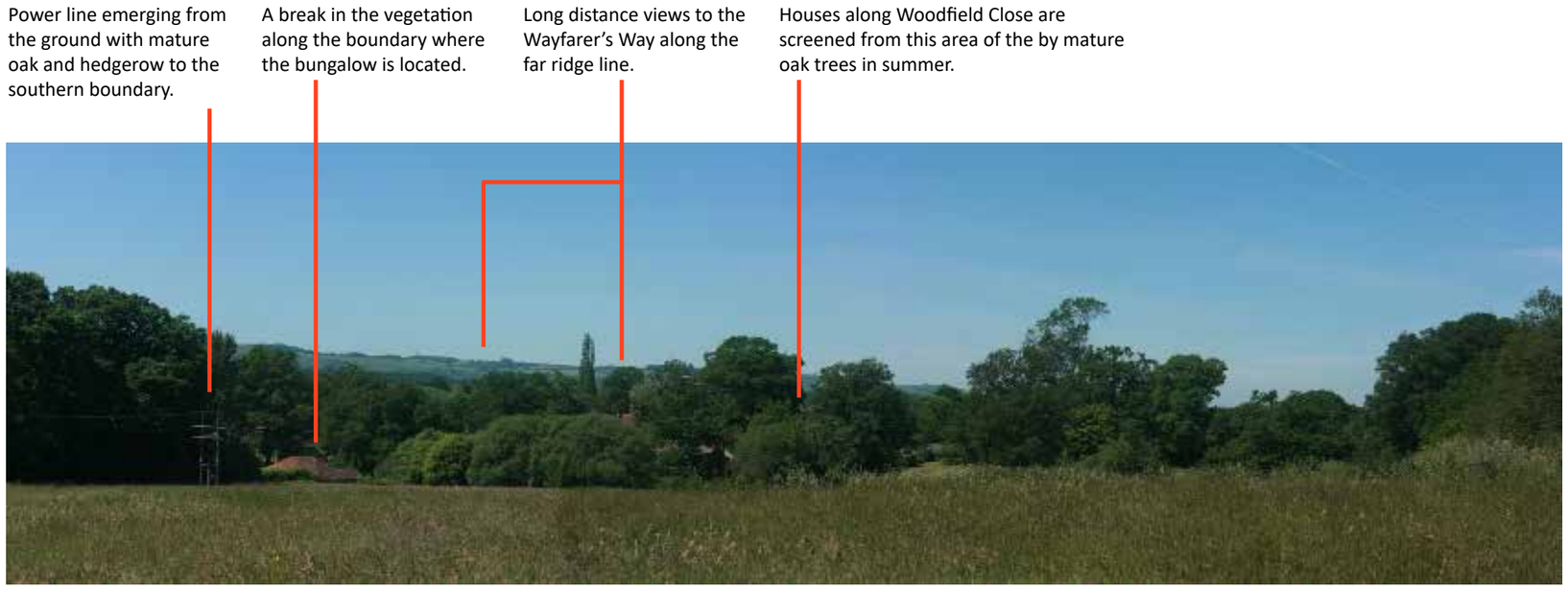


Fig 14. View from central high point of the site looking south west across to the Wayfarer's Way.

Fig 15. View to the mid section of the northern boundary which is quite porous. The site is glimpsed through here from the house to the north off Conifer Crest (Fig. 16) and from the field gate near end of the public footpath on Endborne St. (Fig.28)

Fig 16. View from the north side of the northern boundary to the house off Conifer Crest showing. This property has seasonal views from the upper floor.

Fig 18. The ditch running along the northern boundary with mature oak.

Fig 19. Looking towards Wash Water House, showing that the view is from the upper floor with a large evergreen tree in front, partially blocking the view.

Fig 20. Looking towards the house on Spring Crescent on the souther boundary, partial views to the site from upper floor windows.

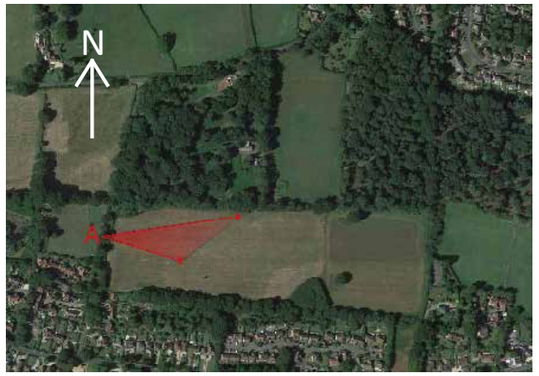


Fig 21. Reference Plan View A

Fig 22. View A the gateway from Andover Drove, looking towards the rising central part of the site. This gate willl be replaced by a new entrance off Andover Drove further to the north and gapped up with new hedgerow planting.

Fig 23. Reference Plan View B

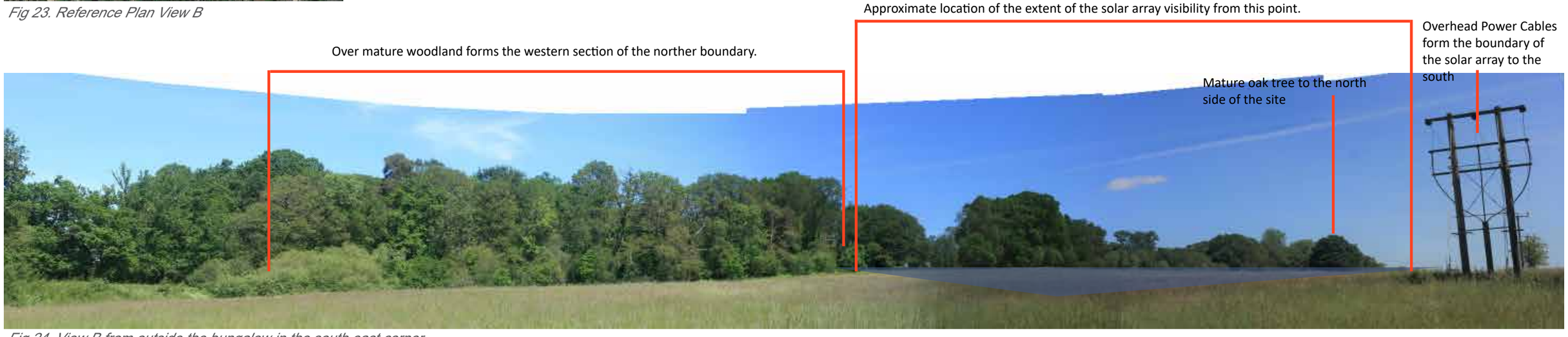


Fig 24. View B from outside the bungalow in the south east corner.

Fig 25. View C Reference Plan

Goat Willow clump to the southern boundary

Mature oak tree to the north side of the site

Mature oak tree to the north side of the site

Approximate location of the extent of the solar array visibility from this point.

Fig 26. View C from inside the corner of the field on the southeast corner near Wash Water House.

Fig 27. View D Reference Plan

Mature oak tree to the north side of the site

Fig 28. View D from the gateway on the A343 Andover Road near to the house that is visible from the site. The land form and vegetation screen this glimpsed view.

Fig 29. View E Reference Plan

Northeast corner of the site where the boundary is more wooded.

Sections of northern boundary hedge where the gaps allow views through and the site is more visible in winter months.

Fig 30. View E this view is taken through the field gate off Endborne St is located near the end of the public footpath so is likely to have both people travelling in vehicles and pedestrians looking to the site from here.

Fig 31. View F Reference Plan

Fig 32. View F looking from the highest part of the site towards the A343 to the east and Wash Water House in the southeast corner and part of the southern boundary that has the goat willow copse, which provides screening to the site.

The two mature oak trees are the only features on the site.

Area of goat willow on the southern boundary

This water bowzer is approximately the same height as the proposed units.

Wash Water House

Approximate location of the extent of the solar array visibility from this point.

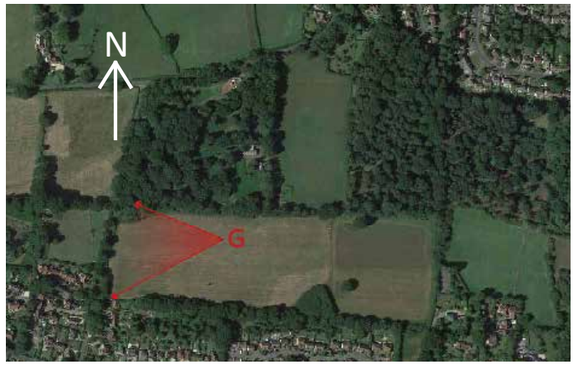


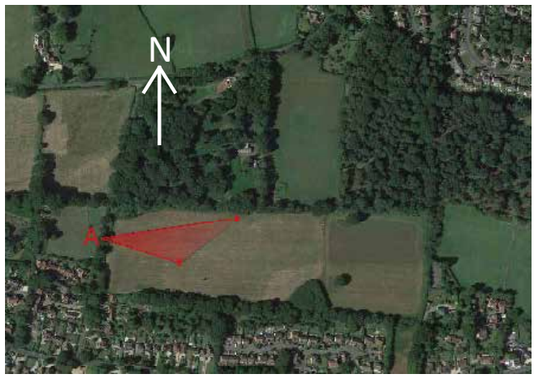
Fig 33. View G Reference Plan

Fig 34. View G Looking towards the western boundary fas the site begins to rise, from this point, the site is visible from the upper floor windows of some properties on Woodfield Close. The gateway will be moved further north on this boundary and the existing planted up with new hedgerow.

Fig 35. View H Reference Plan

Fig 36. View H towards the southwest corner of the site where the bungalow adjoins the boundary and where upper floor windows from the neighbouring properties have very narrow , oblique views towards the west end of the site from upper floor windows.

Fig 37. Detail of the bungalow 's bathroom window which is obscured glass, therefore the view is limited from this property.



Reference Plan View 1

View Number	Nature of View	Visibility of Development	Distance from Development in meters	Visual Receptor (who is looking at the view)	Type of View	Nature of Change	Sensitivity of Visual Receptor (Ref. Table 4)	Magnitude of Visual Effect (Ref. Table 5)	Overall Significance of Visual Effect (Ref. Table 6)
1	Part	Part	60	Vehicle and Pedestrian	Moving	An increase in screening (Native hedgerow) a new gate and track and some solar arrays.	Low	Low	Slight

7 Mitigation Measures

7.1 A number of features have been incorporated into the design that aim to prevent, avoid and reduce any significant long term adverse effect on the landscape and visual amenity of the area arising from the scheme.

Principally they include:

a. The boundary to the west will be enhanced with a mixture of appropriate native hedgerow trees and hedgerow planting to include evergreen species, these will enhance the screening to this side of the site and help to mitigate the impact of the views from pedestrians, vehicles and the upper floor windows of properties on Woodfield Close.

b. The new access track will be carefully integrated into the western boundary and is to have a permeable SuDS compliant surface.

c. To the north the middle section of the boundary will be gapped up and have a secondary row of screen planting with an appropriate mixture of native hedgerow trees and hedgerow planting to include evergreen species.

d. The two mature oak trees will be incorporated into the proposal and protected during the construction period.

e. The solar panels will be surrounded by security fencing and the galvanized metal will blend visually into the landscape.

f. Any areas of disturbance will be re-mediated by seeding with a native nectar rich meadow mixture for the benefit of pollinators.

g. The entire area including the space beneath the solar panels will continue to be managed by sheep grazing and hay cutting.

These measures will help increase the biodiversity of the site and lessen the impact of the solar arrays on this rural setting.

7.2 The solar arrays will be delivered in kit form and assembled on site,therefore minimising the construction impacts of this scheme, however, impacts of this scheme are expected to be experienced at construction stage that is by its very nature of temporary, short-term duration. Construction impacts would be expected to include:

a. Regular construction vehicle and site-employee traffic movements;

b. Installation of the new access track;

c. Laying of services and utilities;

d. Erection of the solar arrays, Sub Station and security Fencing; and

e. Landscaping of the site, including the new planting works.

7.3 The following mitigation measures will be applied throughout the construction phase to minimise Landscape and visual disruption:

a. All materials and machinery will be stored tidily and securely within the site during the works;

b. All local roads providing access to the site will be maintained free of excessive dust and mud as far as reasonably practical;

c. Lighting of the work site will be restricted to agreed working hours and that which is necessary for security;

d. All temporary hoardings and any temporary traffic management arrangements and signage will be removed when no longer required;

e. All existing trees and hedgerow are to be retained will be protected prior to the commencement of construction in accordance with BS 5837 Trees in relation to design, demolition and construction -

f. On completion of construction, all remaining spoil and construction materials will be removed; and

g. A process of ongoing consultation and liaison with potentially affected local interests will be established that will include the posting of up-to-date site manager contact details in appropriate locations in the vicinity of the development throughout the duration of construction.

7.4 The assessment of anticipated residual landscape and visual effects described in this document assumes that these mitigation measures will be implemented in full.

7.5 The operational, long term and permanent impact of the proposal will be to replace an area of open land with a development in a mature landscaped setting.

7.6 The scheme incorporates proposals that have the intention of enhancing the natural setting of the proposed development and improving the site in terms of increased biodiversity in the long term over and above the baseline condition of the site.

8 Summary of Development on Landscape & Visual Receptors

Landscape Receptors

	During Construction	Year 1	Year 10
Sensitivity (refer to Table 1)	MEDIUM	MEDIUM	LOW
Magnitude (refer to Table 2)	MEDIUM	MEDIUM	LOW
Overall Significance of Effect (refer to Table 3)	MEDIUM	MEDIUM	SLIGHT
Mitigation Measures and Summary of Landscape Effects	LIMITED WORKING HOURS INCREASED SITE TRAFFIC	OCCASIONAL SITE MAINTENANCE VEHICLE ACCESS ONLY. PLANTING WORKS START TO GROW.	TREES AND HEDGEROW SCREENING WILL BE MATURE THE DEVELOPMENT WILL LOOK SETTLED WITHIN THE LANDSCAPE

Visual Receptors

	During Construction	Year 1	Year 10
Sensitivity (refer to Table 4)	MEDIUM	MEDIUM	LOW
Magnitude (refer to Table 5)	LOW	LOW	LOW
Overall Significance of Effect (refer to Table 6)	SLIGHT/MEDIUM	SLIGHT/MEDIUM	SLIGHT
Mitigation Measures and Summary of Landscape Effects	LIMITED WORKING HOURS INCREASED SITE TRAFFIC	OCCASIONAL MAINTENANCE VEHICLE ACCESS ONLY. PLANTING WORKS MAINTENANCE VISITS SEASONAL.	OCCASIONAL MAINTENANCE VEHICLE ACCESS ONLY. PLANTING FULLY MATURED AND SCREENING THE SITE.

9 Conclusion

Austin Design Works has prepared this report to assess the landscape and visual impact of the proposed development on the site, in accordance with the GVLA 2013, establishing the Zone of Theoretical Visibility of the site by looking at the topography and vegetation and the extent to which the site could be seen from the public rights of way surrounding it.

An existing landscape baseline was established by evaluating the current state of the site surrounding area thoroughly using photographic record and written description. An assessment of National and Local planning policy has been made and applied to the development.
The landscape baseline in terms of habitat value has been further assessed in the Ecological Survey, which forms part of this planning package.
Landscape and visual effects were assessed in terms of sensitivity of the landscape receptor and the capacity of the receptor to absorb change of the proposed development.

The visual effects of the development have been described and assessed in terms of the sensitivity of those people viewing the development and the magnitude of the visual effect, the result of this overall was slight over time as it is affecting the view from pedestrians and vehicles as well from upper floors of neighbouring properties, which will be mitigated where possible by the planting of trees and hedgerow.

The impacts of the proposed development in terms of landscape effects is determined as slight over time and establishes that the site can accommodate the proposed solar arrays, provided the planting is implemented and the species mix includes evergreen tree and hedgerow species such as Holly.

In conclusion, this proposal will add new features and elements that lead to a change in terms of additional solar arrays panels, fencing and sub-station in this landscape. These will be integrated into the site through hedgerow planting which will add to the site in a positive way.