Landscape Capacity Study
and SHLAA Site Assessment : A Summary Report

East Hampshire Joint Core Strategy  June 2013

East Hampshire District Council
Landscape Capacity Study

Comments

The Study has adopted the Landscape Character Assessment techniques and criteria for judging landscape capacity and sensitivity generally used by the industry today.

This report shows how the Summary Capacity Assessment has been achieved. Tables in the report show that the overall landscape sensitivity conclusion has been arrived at by combining the Landscape Character and Visual Sensitivity values to give an overall Landscape Sensitivity value. The process then requires that this value is combined with the Landscape Value results to create an overall conclusion on the Landscape Capacity. This is shown in the Summary Capacity Assessment together with a general statement on possible mitigation measures.

The criteria used for the assessment of the Landscape Character, Visual Sensitivity and Experiential Qualities and Landscape Value are shown on tables Subject 1, 2 and 3.

The second part of this work looks at the six main settlements in East Hampshire and assesses the sites submitted for evaluation as part of the SHLAA process in preparation of the Joint Core Strategy.
Landscape Baseline Maps

The following section of the report includes a wide range of contextual mapping which has contributed to the conclusions and assessment process for this Study.

The following mapping information has been considered.

Landscape Character
Landscape Character Analysis is described as the identification and description of the unique characters and features of the landscape which make one area different to another. It can be carried out at a range of scales which should all nest within the broad scale National Landscape Character Areas. These are based on the underlying geology of the landscape which exerts fundamental influences on the character of the landscape.

The East Hampshire Landscape Character Assessment (2006) considers the landscape character in terms of historic land use, biodiversity, cultural heritage and natural beauty and is the relevant Study for this report.

Historic Landscape Character
Historic Landscape Character (HLC) maps time depth in the existing landscape in terms of landuse patterns. It is important for identifying old landscapes which have remained unchanged or ‘intact’. Typically these areas of landscape, which can date to the medieval period, exhibit high sensitivity in landscape, biodiversity and cultural heritage terms and can have a wild and ancient quality which is highly valued.

Topography
This is an important consideration for identifying potential viewpoints, drainage, land use patterns and vertical sensitivity in the landscape. Zone of Visual Influence mapping is largely based on topographical information.

Flood Zone
Flood zone 3 is used in this case as it represents those river corridors which have been mapped by the Environment Agency for a 1 in 100 year flood. Intense weather events are making these areas difficult for development and increasingly they are being identified for green infrastructure provision. These may be viewed as constraints to development but also as opportunities for landscape and biodiversity enhancements through daylighting and green corridor development.

Rights of Way and Access Land
The rights of way network mapping helps to identify where high numbers of people will be enjoying the landscape and also where there maybe missed opportunities for facilitating public access.
Historic Environment
This maps the cultural heritage assets of the area and should be read in conjunction with the HLC for the purposes of this study. It includes Conservation Areas, Scheduled Ancient Monuments and Listed Buildings. It is important for identifying links between the landscape, local distinctiveness, cultural heritage and intactness.

Biodiversity mapping
There are 3 biodiversity maps included in this study. There are a wide range of biodiversity based designations and are mapped at local and national level on the biodiversity map and at a European level. Future objectives would be to achieve strategic connectivity between habitats in accordance with the NPPF. This can partly be achieved through careful GI planning through new developments. It is hoped that CIL contributions would also be used to achieve some of the target connectivity.

Tranquillity
This mapping is from the research carried out by the Council for the Protection of Rural England. It involved the identification of criteria which contribute or detract from tranquillity and attributing those qualities to a map based analysis of the UK.
### SUBJECT 1: LANDSCAPE CHARACTER CRITERIA

<table>
<thead>
<tr>
<th>LANDSCAPE CHARACTER SENSITIVITY CRITERIA</th>
<th>LOW</th>
<th>DEGREE OF SENSITIVITY</th>
<th>HIGH</th>
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</thead>
<tbody>
<tr>
<td><strong>Topography</strong></td>
<td>Simple, large scale, predominantly flat</td>
<td>Occasional variety but lacking strong complexity</td>
<td>Complex topographical variety</td>
</tr>
<tr>
<td><strong>Landscape pattern</strong></td>
<td>Simple large scale pattern, and or regularly disturbed. Fragmented landcover</td>
<td>Largely simple, some disturbance, largely fragmented landcover and landuse</td>
<td>Some variety. Limited disturbance, a degree of consistency in pattern of land use and cover</td>
</tr>
<tr>
<td><strong>Relationship to settlement pattern</strong></td>
<td>Landscape associated with medium to large scale settlement. No associated landscape setting or breaks in settlement pattern. No contribution to settlement separation</td>
<td>Landscape is well connected to settlement on at least 2 sides. Some associated landscape setting, eg recreation grounds, cemetery. Settlement has a historic core surrounded by more recent development.</td>
<td>Landscape is connected to settlement. Some contribution to settlement separation and/or partial extension into surrounding countryside. Settlement has some modern development.</td>
</tr>
<tr>
<td><strong>Quality of Settlement Edge</strong></td>
<td>Harsh, abrupt and unfiltered settlement edge.</td>
<td>Occasional filtered edge but predominantly abrupt.</td>
<td>Variable edge, some historic but modern large scale also evident.</td>
</tr>
<tr>
<td><strong>Historic Landscape</strong></td>
<td>Modern large scale expansion.</td>
<td>Some historic elements but predominantly late modern large scale expansion.</td>
<td>Mixture of medieval or designed landscape and early modern.</td>
</tr>
<tr>
<td><strong>Extent and variety of natural habitats</strong></td>
<td>Deserted agricultural monoculture.</td>
<td>Mainly monoculture but some habitats present.</td>
<td>Some variety in habitats some high value.</td>
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</table>
## Subject 2: Visual Sensitivity Criteria

<table>
<thead>
<tr>
<th>Visual Sensitivity Criteria</th>
<th>Low</th>
<th>Degree of Sensitivity</th>
<th>High</th>
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<tbody>
<tr>
<td><strong>Visibility</strong></td>
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<tr>
<td>Views over landscape</td>
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<td>screened by existing</td>
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<td>features (trees, topography</td>
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<td>etc)</td>
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<td>Occasional views into</td>
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<td>Some intervisibility</td>
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<td>landscape where gaps in</td>
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<td>with surrounding</td>
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<td>existing features allow</td>
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<td>landscape. Landscape</td>
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<td>forms part of view</td>
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<td>structure</td>
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<td>Strong visual links</td>
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<td>with surrounding</td>
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<td>landscape. Forms part</td>
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<td>of wider landscape</td>
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<td>views</td>
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<td>Extensive views into</td>
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<td>area. Major component</td>
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<td>of wider landscape</td>
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<td><strong>Ridges and high ground</strong></td>
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<td>No higher ground within</td>
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<td>10km</td>
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<td>Distant (&gt;5km) ridgeline</td>
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<td>Settlement is on</td>
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<td>or higher ground offering</td>
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<td>elevated ground, or</td>
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<td>some visibility</td>
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<td>surrounding higher</td>
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<td>ground (&lt;5km) offers</td>
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<td>some visibility</td>
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<td>Location on elevated</td>
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<td>ground or surrounding</td>
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<td>higher ground creates</td>
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<td></td>
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<td>significant intervisibility</td>
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<td>Landscape forms part of a visible</td>
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<td>ridgeline, or surrounding higher</td>
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<td></td>
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<td>ground offers extensive visibility over area as part of landscape views</td>
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<td><strong>Views and Landmarks</strong></td>
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<td>Contains no landmarks and</td>
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<td>is not a feature in local</td>
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<td>Important views and</td>
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<td>views</td>
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<td>landmark sites are</td>
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<td>part of the landscape context</td>
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<td><strong>Visual Receptors</strong></td>
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<td>Low number of views</td>
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<td>from properties and local</td>
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<td>transport routes.</td>
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<tr>
<td>Occasional isolated views</td>
<td></td>
<td>Some visibility for</td>
<td></td>
</tr>
<tr>
<td>from local properties,</td>
<td></td>
<td>local residents and</td>
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<td>transport routes and RoW.</td>
<td></td>
<td>visitors</td>
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<tr>
<td>Some views from RoW.</td>
<td></td>
<td>Frequent views from</td>
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<tr>
<td>Some visibility from</td>
<td></td>
<td>residential properties,</td>
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<td>transport routes</td>
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<td>visitors enjoying the</td>
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<td>landscape and from RoW.</td>
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<tr>
<td>EXPERIENTIAL QUALITIES AND LANDSCAPE VALUE Criteria</td>
<td>LOW</td>
<td>DEGREE OF SENSITIVITY</td>
<td>HIGH</td>
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<tr>
<td>--------------------------------------------------</td>
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</tr>
<tr>
<td>Perceptual aspects (scenic beauty, tranquillity, intactness)</td>
<td>Not tranquil, much human activity, limited natural beauty</td>
<td>Limited tranquility, significant human detractors from natural beauty and rural qualities</td>
<td>Relatively tranquil, with strong sense of remoteness. Distant human activity</td>
</tr>
<tr>
<td>Historic environment</td>
<td>No significant historic features</td>
<td>Historic features but not strongly related to landscape</td>
<td>Some landscape related historic features</td>
</tr>
<tr>
<td>Ecological/ Geodiversity designation</td>
<td>No designations within vicinity</td>
<td>Limited local designations</td>
<td>Some local designations on or immediately adjacent. Statutory designation in vicinity</td>
</tr>
<tr>
<td>Contribution to Special Qualities of South Downs National Park</td>
<td>No contribution to key characteristics within the Landscape</td>
<td>Limited contribution to key characteristics in the vicinity</td>
<td>Some contribution to key characteristics which are present in the vicinity</td>
</tr>
<tr>
<td>Recreation</td>
<td>No recreational value</td>
<td>Local informal use for recreation</td>
<td>Locally important recreational value</td>
</tr>
<tr>
<td>Contribution to local landscape character</td>
<td>No contribution to local landscape character</td>
<td>Limited local landscape character contribution</td>
<td>Some contribution to local landscape character</td>
</tr>
<tr>
<td>Settlement</td>
<td>Landscape Character Sensitivity</td>
<td>Visual Sensitivity</td>
<td>Overall Landscape Sensitivity</td>
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<tr>
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<tr>
<td>Rowlands Castle</td>
<td>Medium</td>
<td>Low/Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Horndean</td>
<td>Low</td>
<td>Medium</td>
<td>Low/Medium</td>
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<tr>
<td>Clanfield</td>
<td>Low/Medium</td>
<td>High</td>
<td>Medium/High</td>
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<tr>
<td>Liphook</td>
<td>Medium</td>
<td>Low/Medium</td>
<td>Medium</td>
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<tr>
<td>Alton</td>
<td>Medium</td>
<td>High</td>
<td>Medium/High</td>
</tr>
<tr>
<td>Four Marks</td>
<td>Low/Medium</td>
<td>Low/Medium</td>
<td>Low/Medium</td>
</tr>
</tbody>
</table>
SHLAA Site Assessments

A Summary

An assessment of the landscape and visual sensitivities of the settlements has been undertaken and indicates in general terms, where development can be undertaken without causing significant and detrimental damage to the District’s fine landscapes. The approach adopted seeks to identify where the inherent characteristics of the landscape either in terms of its topography/landform, degree of enclosure, extent of woodland cover, visual prominence, presence of views etc are such as to have potential to accommodate new development.

Attention has been specifically focussed upon Alton, Four Marks, Liphook, Clanfield, Rowlands Castle and Horndean. Those settlements in the SDNP are being addressed separately.

The following comments provide an overview of the assessment and provide a resume of the outcomes. In general terms Four Marks, Liphook, and parts of Horndean and Rowlands Castle have a more enclosed character, they are not conspicuous in the wider landscape and so would be capable of accommodating new residential development. Clanfield and the northern parts of Horndean lie within an open landscape formed by the rolling gently undulating chalklands and so development would be visually intrusive. Finally Alton lies within a bowl formed by surrounding high ground. Recent growth has taken the town up the slopes towards the largely treed skyline which a significant proportion of local residents believe is a highly prized asset and should be protected (Alton Town Design Statement, Alton Town Partnership, 2008). Some development within these physical constraints is possible but is very limited and constrained by local topography. The Alton Study (June 2013) produced by Urban Initiatives Studio considers the landscape setting of the town and the implications of pursuing a number of options for future development around the town.
B The Settlements

Refer to the Landscape Character Sensitivity, Visual Sensitivity and Landscape Value sheets for an analysis of the landscape setting of the settlements

Rowlands Castle
The East Hampshire Landscape Character Assessment (LCA) identifies that Rowlands Castle and the surrounding area is categorised as being of the Wooded Claylands Landscape Type. This comprises densely wooded landscapes of the clay vale which lies south of the chalk ridge dip slope.

The village lies within an area identified as the Havant Thicket and Southleigh Forest Character Area at the foot of this dip slope. This is a transitional area between the chalk to the north and the clay coastal plain to the south and has a varied landscape dominated by woodland. In consequence, the area has a strong sense of enclosure which contrasts with the more open areas of pasture, paddock, common etc.

This characteristic landscape and the undulating landform should in general ensure that development is inconspicuous, although to the north of the village where the landscape assumes a more open character this is less likely.

Horndean
The LCA identifies that the setting of Horndean is formed by the Downland Mosaic Landscape Type comprising an area of chalk downland of a mosaic of different field sizes, soil types and tree cover leading to differing open or enclosed quality - more open to the north, where the dry rolling chalk topography predominates and enclosed to the south, where the tree cover on clay is more pronounced.

The village lies within the small character area, Horndean-Clanfield Edge which lies to the south of Clanfield and extends from Horndean to the west. The landscape has an underlying chalk bedrock but is characterised by urban edge land uses and views of the development edge. The southern boundary is marked by the presence of clay and is apparent by a flatter landform more wooded and so more enclosed landscape of the adjacent Wooded Claylands Landscape Type.

The characteristically more enclosed landscape to the south of the village should ensure that development can be better assimilated than in the open more exposed predominantly chalk areas to the north. Proximity to the SDNP boundary and considerations of likely impact upon it should influence the form of any development.
**Clanfield**

Clanfield lies within the same landscape type and character area as Horndean, and so it exhibits the same qualities as the area to the north of Horndean.

The village lies within a large scale rolling landform associated with the chalk ridges and dry valleys which form the dip slope of the main chalk ridge to the north. The extensive woodlands on the skyline to the north give way to the broad open chalk landscape within which Clanfield has grown.

The prominent ridges are the most visually sensitive. The relative openness permits views across the area. The old village of Clanfield lies within a shallow valley and is not conspicuous, although recent development on the ridges is and adversely affects the character of the area. The area around the village is especially sensitive to change.

The open landscape which is characteristic of this area cannot readily accommodate development. Development is generally intrusive and conspicuous within the broad scale landscape. The SDNP boundary which tightly defines the old village is another factor especially as long views across the area curtail the ability to minimise the impact of any development without detrimentally changing the particular character of the wider landscape.

**Liphook**

The village lies to the east of the District on the sandstones of the Folkestone Formation associated with the Wealden Farmland and Heath Mosaic Landscape Type. The geology gives rise to a well drained sandy lowland landscape supporting a mosaic of woodland, heathlands and rough grazing pasture.

Liphook village largely lies within the Whitehill to Liphook Farmland and Heath Mosaic Character Area. The area is characterised by gently undulating landform; well drained acidic sandy soil which support woodland and heathland of international importance. Elsewhere small to medium sized fields of pasture, paddock and rough grazing predominate.

Liphook is not conspicuous within the wider landscape. Significant local woodland and topography limits visual sensitivity although more distant views to the west from Portsmouth Road and Longmoor Road towards Weavers Down are a local feature.

The characteristic enclosed landscape and undulating landform should therefore ensure that in general, any development in this area is largely inconspicuous and capable of sensitive implementation without being intrusive.
**Alton**
The town lies to the north of the District within the Chalk Valley Streams Landscape Type which follows the course of the River Wey. The broad valleys carved from the chalk downs and indented by dry valleys and coombes, produce smoothly rounded valley sides. On the valley sides, the chalk soils support intensive arable cultivation on the shallower slopes with pasture and grasslands and woodlands on the steeper slopes.

The town itself forms part of the Northern Wey Valley Character Area. This extends from the source of the River Wey north-east wards to the District boundary. This valley cuts through and is enclosed by Chalk, Upper Greensand and Gault Mudstone strata which forms the high ground to the north, west and south of the town. This high ground is a particular feature and forms a pronounced backcloth to the town. These areas lie within adjacent Landscape Types.

Alton is constrained by its location. The high ground defines the town and in most cases forms the skyline and marks the settlement edge whilst low lying areas associated with the river’s floodplain forms an additional constraint.

From the high ground to the north extensive views over the town are a particular feature. To the east of the town, the landscape is more open in character with large fields in arable use and are frequently associated with woodlands on high ground where they form the skyline.

Alton lies within a particularly constrained location. The characteristic landform which encloses and defines the town limits its ability to expand to the north, the south and to the west. Protection of the undeveloped and wooded skyline in these areas is a constraint which a significant proportion of the population support – other options could include the south facing slopes of Borovere Farm. However this is a locally important external facing site facing the SDNP and open countryside to the south. Such development would be prominent in distant views and intrude into the fine unspoilt qualities of the area which also form an attractive backcloth for the town’s by pass. Development on this area therefore should be avoided.

**Four Marks**
The village lies within the Clay Plateau Landscape Type. This comprises an elevated block of clay with flints capped chalk in the western part of the District. The chalk is overlain by shallow continuous clay capping resulting in poorer heavier soils. The gently undulating countryside is predominantly in pastoral use although arable farming is more prevalent to the north.

The LCA identifies a Four Marks Character Area which includes the village and its wider setting. The landscape of the Character Area is a more rolling landform with pasture giving rise to significant areas of horse grazing. Tree cover creates a secluded enclosed landscape and contrasts with the openness associated with the arable farming to the north.
Four Marks lies on an elevated plateau and is one of the highest villages in the county. Although distant views are available from some vantage points, the village is characterised by significant tree cover which preclude many views of the village. These locally important trees reduces the visual sensitivity of the Character Area and ensures that the village is largely inconspicuous in the wider landscape.

The characteristic landscape of the Four Marks area is one of fine mature trees and hedgerows forming a well wooded enclosed landscape associated with an undulating landform. These qualities should generally ensure that development is inconspicuous and capable of sensitive implementation without being intrusive.
C Specific SHLAA Site Assessments

Rowlands Castle

RC001-4
Site lies on high ground within the Local Gap. Fine views over Stansted Forest and Southleigh Forest are a particular feature of this elevated site. Some limited development maybe possible on a reduced area but would have to be accompanied by new structure planting.

RC002
Lies within the Conservation Area. It is an enclosed site with an introverted character; defined by locally important mature trees this site could be developed provided adequate provision made for the protection/retention of these trees. This would result in a reduction in the housing numbers.

RC002-2
Enclosed site defined by mature trees. Development is possible provided adequate provision is made for the protection/retention of the trees. This would result in a reduction in housing numbers.

RC004
An enclosed, introverted site which could be developed without wider adverse impact. The mature trees which define the site are locally important and should be retained. The northern part of the site is a woodland under TPO protection and so the developable area must be reduced to provide for its retention. This would result in a reduction in housing numbers.

RC005
An extensive site with an attractive parkland quality. The area is well defined by existing trees and boundary vegetation and so has a enclosed quality. It has some development potential to the west provided adequate provision is made for the retention of the major trees in any future layout and the locally significant hedgerow along Redhill Road.

Horndean

HD001-5
Large site to the west of Lovedean Lane with rising ground from the road. Site lies to the rear of dwellings on Lovedean Lane and is defined by mature trees and hedgerows to north and south whilst to west by a woodland on the higher ground. Site has an enclosed, intimate character; development on the site should not be intrusive in the wider landscape but provision in the layout should be made to retain the mature trees which are so locally important. Ideally single storey buildings should be located on the higher ground in order to protect the skyline.
**HD002-2**
An enclosed site located between the Conservation Areas at Horndean and Blendworth. Whilst development on this site is unlikely to have an adverse impact on the wider landscape the open character of the site and the adjacent areas is important in forming the setting of these conservation areas and contributes to their particular character. The site lies within the Local Gap it has an attractive well treed, intimate character which should be retained. For these reasons the site should not be developed.

**HD002-5**
Located on rising ground between existing housing on the main road and woodland at Blendworth Lith on high ground to the east. This site lies within the SDNP. The site contributes to the setting of the Horndean Conservation Area with the trees forming the skyline. Development with care maybe possible on the lower slopes but the upper slopes should be maintained free of development in order to protect the setting of the village, the skyline and the locally important, adjacent woodland.

**HD006**
Located to the west of the village, this site is isolated within what is currently an attractive rural setting. However the development of this site is related to development proposals on adjacent sites in Havant. If this development proceeds, a layout on this site must pay due regard to the fine mature trees and hedgerows which define the site and its setting adjacent to open countryside to the north west. The site’s features should be incorporated into any future layout with new structure planting to reinforce the north and west boundaries.

**HD008**
This site lies adjacent to HD001-5. Similar comments apply so refer to these comments for this area.

**HD008-5**
This site is located on high ground to the north west of the village. Recent development on adjacent sites provide the context and further development could be undertaken without significant intrusion into the wider landscape however there are two factors to consider. The landscape to the north west of the site is very open and crossed by public footpaths. Further development into this more exposed area would be undesirable and so an appropriate planting structure would need to be established along its western boundary as an integral part of the site’s layout. Similarly the eastern part of the site falls away eastwards and so regard must be paid to the wider visual impact of development in this area. It maybe lower development should be considered on this part of the site to minimise its wider impact.

**HD014**
Located between existing developed areas this small site could be developed with minimal impact upon the wider landscape.
HD015
This site lies to the east of the village and has a long boundary with the SDNP. It lies within an attractive landscape within which large blocks of woodland are a particular feature. The site has fine views into the SDNP. It maybe possible to undertake some development of the site but the lower lying areas to the south where flooding is a potential issue should be kept free of development whilst the creation of an appropriate landscape structure along the SDNP boundary to the east is essential.

HD016
This site is currently a garden centre and so is partially development with large structures etc. The site however has a wooded character arising from the numerous mature mainly Oak trees and so any redevelopment proposals should ensure that these important local features are incorporated into the layout.

HD018
This is a dramatically sloping site to the north of Horndean. It lies within the area of more open undulating chalkland landscape and adjacent to relatively recently built residential areas. Given the dramatic topography of the area and the proximity of adjacent housing this is a prominent and highly visual site. It is currently in agricultural use. Development of this site would profoundly and adversely change the character of the area. Ideally therefore this site should not be developed.

HD019
This site lies on Lovedean Lane and adjacent to existing residential properties. The site has an enclosed character defined by rising ground, mature tree and hedgerows on its boundaries. These are locally important and contribute significantly to the character of the area. Development of the site should ensure that they are protected and incorporated into the layout.

HD020
This area has a very pleasing open parkland characterised by fine mature trees and woodland to the north west and south. Access to a racing track cuts across the site and if to be developed, this should be the boundary for the development. To the south, half the area has a distinct rural quality; it is quite isolated from any settlement, whilst the western half is a woodland and should be retained. The area to the north of this track could be developed but the fine mature trees, woodland and existing hedgerows should be retained and incorporated into any development proposals for the site.

HD023
This area is a gap within ribbon development along Downhouse Road. The impact of housing on this site would not be unduly intrusive and if undertaken behind the existing hedgerow would be largely screened in views from the road. This hedgerow therefore should be retained. The site lies within the Local Gap.
Four Review Sites to the east of Horndean
These sites are currently used as horse paddocks and have a pleasing enclosed character with significant mature tree presence which contributes to the very attractive quality of the area. These sites form the setting of the Blendworth and to a lesser extent the Horndean Conservation Areas; one lies within the Local Gap, whilst another formed part of the grounds to Cadlington House. Because of their contribution to the wider setting they should not be developed. The Crookley Park site lies to the east of the village centre and also is adjacent to these conservation areas. The site comprises the old house, commercial buildings and car parking within a very wooded site. The site is enclosed with an intimate character. Development could be accommodated without an adverse impact upon the locality, but the locally important trees must be incorporated into its layout.

Clanfield

CL001-5
This area lies at the northern end of Green Lane Clanfield adjacent to a large site which is currently being developed. The Development Brief for this adjacent site envisaged that its northern boundary would be the furthest that development would be permitted and so required that a significant woodland belt which forms part of the site's structure planting should be established. This proposed site however would take development beyond this planting upto the SDNP boundary on Chalton Lane to the north and more importantly dramatically intrude into the very fine open landscape which characterises this area. Furthermore it would devalue the setting of Windmill Hill, a very prominent local landscape feature. This site should not be developed.

CL007
This site to the south of Drift Road is well enclosed and given the treed character of the area to the rear of the existing dwellings, its development should not have an adverse impact on the wider landscape. This site lies within the Local Gap.

CL008
This site lies within the Local Gap, but has recently received planning permission

Liphook

LIP002-3
This site lies to the east of Bramshott Place on a site which is well defined by existing vegetation and screened by landform and the boundary trees and hedgerows. Development can be accommodated on site but the locally important trees and hedgerows should be retained and incorporated into the site's layout.
**LIP004**
This large site lies to the west of the village and along the A3 bypass from which it is separated by a tree belt and earth mounding. A particular feature of the site is the high ground with a majestic tree; this is a locally important feature of the site and must be retained – ideally as a POS so that the public can enjoy views etc. In addition the site is divided in two by a mature tree belt and hedgerow; this too is locally important and must be retained and incorporated into the layout. This site could be developed without creating an adverse impact upon its wider setting.

**LIP013**
This site on Headley Road is bounded to the north by the A3 and slopes up to high ground to the west. It is well defined by established hedgerows and trees. The site has an enclosed quality and development on this site would not have an adverse wider impact.

**LIP14**
This large site is currently occupied by large agricultural buildings. It lies to the east of the village and is defined by mature trees and hedgerows although these are not particularly thick or continuous. Given the local topography and presence of the railway, development of the site could be undertaken and is unlikely to have an adverse impact upon the locality although access could present a problem and the boundaries would need thickening and consolidation.

**LIP024**
This site at Little Boarhunt is well defined by locally very significant vegetation, the railway to the east and the road to the west. External views into the site are largely screened by the vegetation and so development on this site would have little impact upon the locality. However, forming a vehicular access and achieving appropriate sight lines would present a threat to the fine mature well established roadside hedgerow. Particular regard would be required to ensure that this impact was minimised.

**LIP027**
The roadside frontage to this site is formed by a locally very important tree belt. The site is generally well screened from the road and would be suitable for development however any proposals for this site must ensure the retention of these important trees.

**The Review Site in Liphook**
This is a large site which lies within the SDNP and occupies a site which slopes down from Portsmouth Road to low lying ground to the west. The proposed site is a large departure from the characteristic development pattern in this area which has generally been to the east of Portsmouth Road and the north of Longmoor Road. Given its location within the SDNP, development of this area should be avoided.
Alton

AL001-2
This is a small site tightly defined by existing trees. Development would be possible but appropriate regard must be paid to the retention of the locally important trees to ensure that the pleasing character of the site is retained and so housing numbers would have to be reduced.

AL001
Borovere Farm is located on high ground to the south of the town. It lies at the western edge of a ridge which is visually very important. This hillside effectively defines the settlement whilst the ridge’s southern slopes present an attractive rural prospect in views from the SDNP to the south, A31 the town’s bypass and from the numerous public footpaths in that direction. The SHLAA site extends up the hill to the highest part and despite the recent planting of hedgerows etc. residential development on this site would have a profound and adverse impact upon the character of the area. Currently the approach to Alton is through countryside until one reaches The Butts railway bridge and only once this pinch point has been reached is the presence of the town apparent. Ideally this very pleasing and dramatic approach to the town should be retained and protected.

AL001-4
The Land at Highmead House lies on high ground to the north of the town. In this location it will stand on an exposed area and devalue the very highly regarded underdeveloped skyline which is such a feature of the town. The existing dwellings which lie to the north of Gilbert White Way are on contours which represent the limit to which any new development should be permitted in order to maintain a relatively clear skyline. The site at Highmead House lies above this level.

AL001-5
The LMTH site to the west of the town occupies high ground to the north of the recently redeveloped hospital site. The site is defined by Ackender Wood to the west whilst to the south a line of very large mature Beech trees separates it from the former hospital site. Most of the site lies astride the ridge line and so particular regard must be paid to the impact of any development upon distant views. As the site’s eastern boundary is not related to any features on site it should be possible to identify a developable area and ensure that an appropriate landscape structure is provided along this eastern boundary to soften its impact in views from the east.

AL002-4
See my comments for AL001-4

AL003-2
This site lies to the west of the LMTH site and is well enclosed by the local topography and adjacent woodland areas. Development on this site should not therefore have an adverse impact on the wider landscape. Particular regard must be paid to the frontage with the road to the south and its tree belt
and so access to the site must ensure that any damage to the belt is minimised.

AL003-5
This site is part of a POS serving Holybourne. Development on the site would obviously greatly reduce the play area and its future potential as a play resource, however if development were considered appropriate it would not have an adverse impact on the wider landscape provided that existing hedgerows were retained and boundaries were appropriately treated.

AL005-5
Similar comments apply to this area as for AL001, however this area lies at a lower level and is well screened by existing trees and hedgerows. The area could have potential for some development but should be limited to that number which could be achieved without adversely affecting the character of the area. The suggested figure of 50 units is unlikely to be achievable without removal of a significant proportion of the trees and hedgerows. This is not desirable and so should be reduced. The site lies within the Local Gap.

AL005
Cadnams Farm has been identified as a potential housing site because part of the area lies within a bowl and so could be developed without encroaching on to the high ground to the north and its important treed skyline. Actual extent of the developable area should be defined by reference to contours and on site features.

AL033
The Will Hall Farm site represents a significant development of a green field site on the edge of Alton. The site lies to the north of the low lying area which forms the source of the River Wey and ensures that a green finger extends into the town and its flood meadows from the countryside to the north and west. Development of this site will curtail views from the roads over adjacent agricultural areas and high ground to the north. This will be very unfortunate but development would be seen within the context of the adjacent housing areas.

AL034
This small site at Weysprings on Basingstoke Road forms part of the green finger which extends into the town centre through the Flood Meadows. For this reason it would be desirable to retain the open character of the area for its own sake and for its function as a possible Green Infrastructure link within the town. Development on this site should therefore be avoided.

Unnumbered site on Wilsom Road
This site lies on the lower slopes at the eastern end of Windmill Hill and on the west of this main road into the town. The site rises steeply in places and is defined to north and south by existing dwellings. Development could be achieved but must be carefully designed to minimise its impact in views from the road and must be confined to these lower slopes and to leave views of the higher slopes unaffected.
Review Sites within Alton
See comments made for AL001

Four Marks/Medstead

FM001-2
This area lies to the south of the village within an area with a rural quality and characterised by detached dwellings in large gardens. The area is defined by hedgerow and trees and so development of the site as proposed is unlikely to have an adverse impact upon the wider landscape. However given the present character of the area, its context and distance from the village centre, development is premature at this time.

FM002-2
The site lies to the rear of existing dwellings on Blackberry Lane. It will seen within the context of the existing properties along the Lane and given the degree of tree cover within the area is unlikely to have an adverse impact upon the locality. Trees which define the site are important and should be retained. Development on this site is unlikely to have an adverse impact upon the locality.

FM006
The site lies at the western edge of the village on the north side of the A31. Currently occupied by a single dwelling this large site is well enclosed by mature vegetation on its boundaries. Development on this site would therefore be well contained and would not be visually intrusive however any future layout should ensure the retention of the important boundary trees.

FM007
This site lies close to FM001-2 and so similar considerations apply. This is a large site well defined by well established trees and hedgerows. In particular the site has a number of locally important mature trees along the Uplands Lane frontage and to the rear of them and contribute to the pleasing character of the area. These must be retained and incorporated into a layout for the site but given the character of the area and the context, development of the site at this time is premature.

FM009
This site lies to the rear of the ribbon development along Blackberry Lane and adjacent to a cul de sac to the east which would probably reflect the likely form of any development. Given the location of the site and the absence of public footpaths in the locality, development on this site would not be unduly intrusive - any views would be from some distance and would be seen within the context of the existing residential properties. Although the southern boundary is well defined by hedgerows and trees, the western boundary would need to be strengthened and reinforced by further planting.
Development on this site could be undertaken without an adverse impact upon the locality provided an appropriate landscape structure is achieved.

**FM011**
This site lies on Winchester Road to the east of a large recently developed residential area. It is a very well enclosed site with little or no external visual impact although the trees which define the site are locally very important. Indeed a number of these trees are protected by a TPO and an adjacent woodland which lies to the east is also protected by a Woodland TPO. This site could be developed with little external impact although particular regard must be paid to the presence of the numerous trees around the site’s boundaries. This may entail a lesser number of dwellings being incorporated in order to ensure that adequate separation is achieved between the trees and the development.

**FM0014**
This is a very large open flat site on the western edge of the village. It lies within an area which has a rural quality although the recent residential development to the east does intrude in views across the area and so contributes to an urban edge feel. The presence of a well treed skyline in most directions is locally important and helps form the context of the site, especially to the west where the tree cover is particularly marked. There are few external views into the site. In particular, development on the site would be screened in views from the adjacent A31 by rising ground and trees with under storey vegetation. Development on this site could be undertaken without an adverse impact upon the wider landscape provided an appropriate landscape structure is implemented but given the distance from the village centre and its context it should be considered premature at this time.

**Medstead**

**MED001-5**
The site lies to the north of a business park and to the rear of buildings to the rear of farm buildings to the east. There are a number of trees protected by TPOs on the site’s western boundary and these contribute to the site’s enclosed character. The gently undulating landform combined with the locally important hedgerows do give the area a pleasing rural quality despite the presence of residential properties. If sensitively handled, development on this site could be undertaken and should not have an adverse impact upon the wider landscape.

**MED002-5, MED001, MED003-5, MED008**
These sites lie to the north of MED001-5 and occupy a large area to the north of the railway and stretch up to Five Ash Road. The area is characterised by gently undulating topography with significant hedgerows and trees which contribute to its very pleasing rural qualities. Views across the area display these qualities but are limited to just a couple of footpaths and local access routes. Any development of this area would appear to be premature – however any future development in this area should not be considered on a
piecemeal, site by site basis as is currently the case but comprehensively as one developable area. Appropriate consideration can then be given to a robust, extensive new landscape structure for the area incorporating its important landscape features and creating new ones.

**MED002-2**
The site lies to the north of the railway and to the rear of the existing dwellings. Given the location it is unlikely that the site can be viewed from any public vantage points but any development would have to ensure that the site’s western boundary is strengthened. Development on this site could be undertaken and is unlikely to have an adverse impact upon the wider landscape.

**MED004**
This site lies to the rear of existing dwellings on Boyneswood Road and backs on to woodland. The site is well enclosed and can be developed without an adverse impact upon the wider landscape - whilst impact upon the public would be limited to views from one public footpath to the north not adjacent to the site.

**MED006**
This site lies to the rear of existing dwellings in a very enclosed, well contained site defined with very large mature trees. The site can be developed without adverse impact upon the locality but the number of units would have to be limited by the presence of these trees and the need to ensure that adequate separation is achieved between them and the units. This would result in a reduction of the number of units accommodated on site.

**MED019**
This site is similar to MED006 and the same considerations apply. It is surrounded by locally important, fine mature trees. The site can be developed but appropriate separation must be achieved between units and these trees and so the number of units will have to be reduced.

**MED017**
This site lies to the west of Lymington Bottom and includes a site for which planning permission has already been sought. This site is larger and includes area to the west and north of that application. The ground slopes up from the main road to form the skyline to the west however existing properties along Lymington Bottom largely screens views of the site. The site’s western boundary is poorly defined by the existing poor hedge and fence and so any development of this site should include proposals for a landscape structure which must embrace significant tree and hedgerow belt along the western boundary.