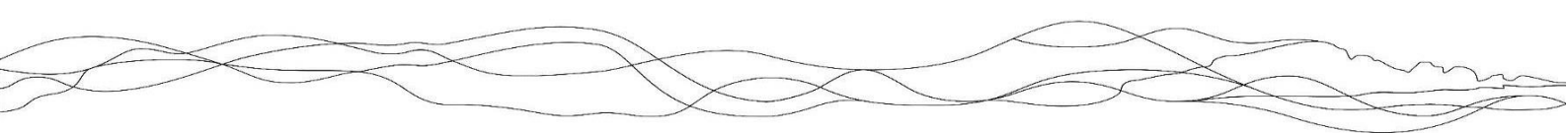


Landscape Assessment

**A Landscape Capacity Study of potential housing sites for
the Kings Somborne Neighbourhood Plan**

January 2018



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I. INTRODUCTION

Background to the Project

- I.1** King's Somborne Neighbourhood Planning Steering Group is preparing a neighbourhood plan which will consider whether to allocate sites for housing development.
- I.2** The Steering Group has commissioned the South Downs National Park Consultancy Service to undertake an independent landscape assessment of potential sites that are available for development in or adjacent to the settlement edge of the village of Somborne. These have been identified through consultation events carried out by King's Somborne Neighbourhood Plan Steering Group and from the Test Valley Borough Council's Strategic Housing Land Availability Assessment (SHLAA) ¹ and its more recent Strategic Housing and Employment Land Availability Assessment (SHELAA) ². This landscape assessment forms one of the many evidence-bases required to ascertain the suitability of sites to receive development. This report sets out the methodology used to undertake the landscape assessment of the potential sites and the results and conclusions of this work.
- I.3** The South Downs National Park Consultancy Service currently operates under the umbrella of the South Downs National Park. The aim is to provide support to neighbourhood planning in other National Parks, Areas of Outstanding Natural Beauty (AONBs), market towns and rural communities.

Structure of this report

- I.4** Section 2 of this report provides an overview of the general landscape character and settlement pattern of King's Somborne Parish. Section 3 sets out the methodology undertaken to carry out the landscape assessment. Section 4 provides the key conclusions of the assessment. The detailed methodology that has been used is explained in Appendix 1 to this report and should be read alongside it. Appendix 2 contains a series of Tables which set out the results of the different stages of the assessment and provides more detailed information to inform the Steering Group's site allocation process. These are: Table A - Landscape Distinctiveness – Sense of Place; Table B – Visibility; and Table 3 – Overall Landscape Capacity - Outcome of Overall Landscape Sensitivity, Value of Landscape and Contribution to King's Somborne's Historic Settlement Pattern.

¹ Test Valley Borough Council Strategic Housing Land Availability Assessment (SHLAA) April 2015 – Available at <http://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/shlaa>

² Test Valley Borough Council Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 – Available at <http://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/shelaa>

2. LANDSCAPE CHARACTER OF KING'S SOMBORNE PARISH

Landscape Character

- 2.1** King's Somborne is a linear settlement sitting at the bottom of a minor V-shaped valley, alongside the ephemeral 'winterbourne' stream which is one of the tributaries of the River Test. The village lies within a wider landscape of open chalk downland that has a gently rolling, undulating landform. This landscape comprises predominantly expansive and open, large, arable fields, with very few intervening hedgerows or trees. In contrast a small number of woodlands, shrubs and trees are located in the valley bottom adjacent to the village providing shelter and enclosure.
- 2.2** Historically, these large arable fields were created from Parliamentary enclosure in 18th and 19th centuries which resulted in the loss of earlier field systems. During the 20th century further rationalisation of fields took place, producing very large arable or prairie fields, particularly to the south of the village. The valley floor however, retains more historic field patterns which are typically of a smaller-scale and contribute to the small-scale riparian character of the settlement. Layers of the area's history can still be 'read' in the landscape today, remnants of the medieval park pale (often a ditch and bank surrounding medieval deer parks, many included wooden pale fencing) remain along the valley floor. Manors and parklands such as John of Gaunt's Deer Park to the north of the settlement and the Roman Road runs through the landscape to the south.
- 2.3** King's Somborne is described as a nucleated settlement, however it is not densely developed for the most part. The roads and spaces between built forms, contribute significantly to its character. Traditional building materials include brick and flint, brick and chalk cob walls with thatch, clay tile and slate roofs.

Key characteristics of King's Somborne

- Historic linear valley bottom settlement character still clearly recognizable;
- Conforms to the contours of the valley;
- Trees typical at the break in slope between valley bottom and sides;
- Rural ridgeway tracks and narrow drove roads;
- Secondary routes run perpendicular to the main road;
- Views towards ridgelines; and
- The agricultural qualities of the surrounding countryside and the rural history of the village are tangible from within settlement.

Landscape Character Areas – strategy and guidelines

2.5 The Parish of King’s Somborne lies within two of the Test Valley Landscape Character Types and Areas. These are LCA10B - King’s Somborne Chalk Downland and LCA5E - King’s Somborne River Valley Floor as set out in the Test Valley Community Landscape Project³. The Hampshire County Council Landscape Character Assessment defines the chalk downland as Open Arable/Scarps. Strategic Landscape guidelines have been produced for these character types and include:

- To restore and enhance the riparian character of King’s Somborne valley floor;
- Maintain the contrast of a pastoral valley with the open arable valley sides;
- Retain levels of tranquillity in lower and upper reaches;
- Encourage management of traditional water meadows.

Test Valley Borough Council’s Local Development Framework

2.6 The Test Valley Borough Revised Local Plan DPD - 2011 - 2029⁴ was adopted in January 2016 and includes strategic polices and a number of allocations. The National Planning Practice Guidance PPG⁵ advises that a draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet basic condition (e). The Local Plan contains policies that are relevant to this assessment and include:

- Policy E1: High Quality Development – High quality in terms of its local distinctiveness;
- Policy E2: Landscape Character - Protect, conserve and enhance the landscape character of the Borough;
- Policy E5: Biodiversity - Conserve, and where possible restore and / or enhance biodiversity;
- Policy E6: Green Infrastructure - Protect, conserve and where possible, enhance the Borough’s Green Infrastructure network; and
- Policy E9: Heritage – Retaining the significance of heritage assets.

2.7 A Green Infrastructure (GI) Strategy July 2014⁶ was prepared by Test Valley Borough Council

³ Test Valley Landscape Project – Available at: <http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

⁴ Test Valley Borough Revised Local Plan 2016 - Available at: <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd>

⁵ DCLG. 2016. Planning Practice Guidance, What is neighbourhood planning, paragraph 009 - Available at: <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-plan-and-what-is-its-relationship-to-a-local-plan/>

⁶ Test Valley Green Infrastructure Strategy - Available at <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/draft-green-infrastructure>

and this forms part of the Local Development Framework evidence base. Green Infrastructure is a multi-functional network of natural and semi natural features which is capable of delivering a wide range of environmental and quality of life benefits for local communities, as well as providing resilience to climate change. This document sets out how Test Valley will support rural communities to protect and enhance green infrastructure including through policies and proposals set out in neighbourhood plans. It identifies where opportunities for Green Infrastructure can be provided by local communities under a number of themes which include:

- Retaining the settlement character and pattern by supporting local community projects such as Village Design Statements, Neighbourhood Plans and Parish Plans which could identify important GI features and proposals;
- Maintaining and creating green corridors by identifying opportunities to link existing areas of ecological importance;
- Maintaining and creating green spaces by supporting community led initiatives to enhance existing green spaces and create new green spaces; and
- Improving access to green spaces by identifying opportunities to improve the links from villages to the adjoining countryside through Neighbourhood Plans and the Test Valley Access Plan.

3. METHODOLOGY

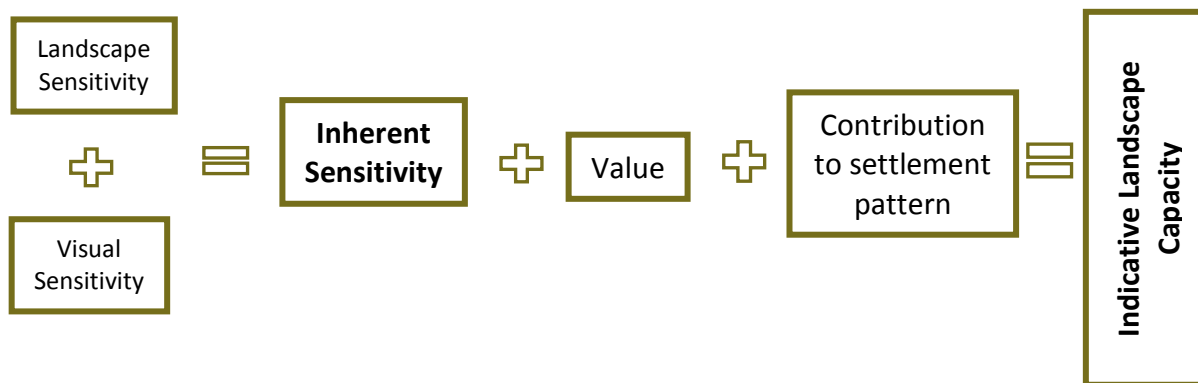
Landscape Assessment

- 3.1** The Brief set by the King's Somborne Neighbourhood Plan Steering Group is to provide landscape evidence to inform the overall King's Somborne Neighbourhood Plan sites assessment process which will help to determine which sites might be suitable for housing development.
- 3.2** This landscape assessment evaluates the capacity of each site to accommodate change without significant effects on overall landscape character and settlement pattern. Landscape capacity reflects the inherent sensitivity of the landscape and the value attached to the landscape, or to specific elements within it.
- 3.3** The methodology used to carry out the assessment is based on established best practice and guidance in order to provide: a robust and accepted approach and to enable the Steering Group to utilise specific information in their overall site assessments. In this respect, the Landscape Assessment has been informed by the following technical guidance:
 - Topic Paper 6: Techniques and criteria for judging capacity and sensitivity, (SNH & The Countryside Agency, 2002).
 - Landscape and Visual Impact Assessment Guidance, (LI & IEMA, 2013).
 - Landscape Character Assessment (LCA) (Natural England, 2014).
- 3.4** As well as the above technical guidance, the study has also used landscape character information provided by Test Valley Borough Council and Hampshire County Council, historic

mapping and other published evidence to support the desk-top assessment, alongside site survey work.

3.5 The methodology used involves a series of stages, with each stage feeding information on to the next.

- The first stage involves assessing the overall landscape sensitivity of the site to change, considered within its wider landscape context;
- Secondly, the landscape value of the site, considering the site within its wider landscape context;
- The result of these two stages are combined to provide an indication of the landscape capacity of a site to accommodate development;
- In light of the strong and distinctive historic settlement pattern of King's Somborne an evaluation of the contribution that the site makes to this settlement pattern has also been included as an additional determinant of the capacity of the site. This distinctive settlement pattern is a significant determinant of local landscape character and it can either be positively or negatively affected through the location/siting of new development. Where a site negatively affects settlement pattern its capacity is reduced; and
- The overall capacity of the site is then able to be established ranging from Low to Moderate to High. The capacity rating sets out, in landscape terms only, the site's potential for development and its impact on the landscape and character of the village. A low capacity means that a site has less potential for development and a greater impact on the landscape and character of the village, whereas a moderate or high capacity means that the site has greater capacity for development and less impact on landscape and character.



3.6 A total of 15 sites have been assessed. Some of the sites are combinations of adjacent sites and overlap with each other. Where this occurs the additional relevant site reference number(s) has been provided.

3.7 The detailed methodology of the Landscape Assessment is set out in Appendix I at the end of this report.

4. KEY CONCLUSIONS OF THE ASSESSMENT

Conclusions

- 4.1 King's Somborne has a distinctive settlement pattern which contributes significantly to its wider landscape context. Whilst the village has undergone some changes, it retains much of its historic form as a linear valley bottom settlement, and its pattern of relatively low density built form set along historic valley bottom routes and around key open spaces.
- 4.2 The challenge at King's Somborne is to enable sensitive growth, which retains this distinctive local character and works within the environmental parameters of a valley bottom location. To achieve this challenge a sensitive and holistic approach is likely to be required which recognises these local characteristics and responds positively to them in new development. This response will need to be met all the way through the development and design process. Identification of key opportunities and constraints will enable the delivery of a sensitive design starting from layout, density and built form (mass, scale etc.), down to detailed materials, and site-level landscape design. High quality design, landscape and materials will all help to meet such a challenge.
- 4.3 In total 15 sites were assessed to understand their indicative landscape capacity to receive housing development. Of these, the following five sites are considered to have Moderate capacity for housing development and therefore have the potential to accommodate small to medium scale development on the site⁷. These are:

- **KS3 – Land off Froghole Lane** - The site is a relatively flat field situated within the valley bottom behind properties in Romsey Road, with well-established trees and hedges around its boundaries. The historic map of 1910 identifies a building in the top right-hand corner of this site. Anecdotal evidence explains that this was a residential property.

The site has a Moderate Sensitivity as a result of its Moderate Sense of Place and Low Visibility. It is not highly visible in wider views and is largely only publicly visible from Froghole Lane to the west of the site. The site is most sensitive close to the watercourse due to its role as part of the functional floodplain, its contribution to the riparian character of the valley floor, and its location within Flood Zone 3. The site's High Value results from the contribution it makes as an open space within the conservation and the setting it provides to listed buildings.

Development of the site would contribute positively to the valley bottom, historic settlement pattern balanced against the sensitivities identified above. Therefore, taking all of these values into account, the site has a **Moderate Capacity** for development overall and could accommodate small – medium scale development. Design, density and layout for the site would need to reflect the sensitivities of the site's location in the conservation area, its riparian qualities and role, rural character of Froghole Lane and the setting of listed buildings. In addition to considering the above sensitivities and mitigation

⁷ Please note this potential is based solely upon the evidence used in the landscape assessment. Ecological and historic building evidence, for example, may reduce the potential of sites to receive development. For more information, refer to the detailed Methodology.

requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

- **KS5, Southern part of SHLAA Site 251 and SHELAA 148 - Land at Spencer's Farm** - The site is located near to the valley bottom tucked behind existing housing and is less visible in longer distance views than KS4.

The site's Moderate Sensitivity is as a result of its Weak Sense of Place and Moderate Visibility. Its Sense of Place is weak as the open rural character is somewhat compromised by the proximity of housing to the south and east and suburban boundary features. The northern part of the site is most sensitive as it is visible in long distance views from Clarendon Way on the ridgeline to the south.

The site's Moderate Value results from its location adjacent to the conservation area and the contribution it makes to countryside setting. Its development would make a neutral contribution to the settlement pattern, as while it is tucked behind the existing housing along the valley bottom and would be seen within this context, development of the site itself would not directly correspond to the linear settlement pattern of King's Somborne and the northern part of the site is visible in long distance views.

Therefore, taking all of these values into account, the site has a **Moderate Capacity** for development overall and could accommodate small – medium scale development.

The design, density and layout for the site would need to reflect its location adjacent to the conservation area; the topography of the site and that the northern part is more visible in views from the ridgeline to the south. In addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

- **KS6 - Land adjacent to Cruck Cottage, Winchester Road** - The site is located on the valley bottom and comprises a small area of open space within the linear street pattern.

The site's Moderate Sensitivity results from its Strong Sense of Place and Low Visibility. The site is fairly well enclosed in wider views from the countryside to the north. The site is most sensitive where it contributes to the setting of three adjacent listed buildings.

The site's High Value results from the contribution it makes as an open space in the conservation area, and that it forms part of the setting of nearby listed buildings. Development of this site would contribute positively to the valley bottom, linear settlement pattern.

Therefore, taking all of these values into account, the site has a **Moderate Capacity** for development overall and given its relatively small size and sensitivities could only accommodate small scale development.

The design, density and layout for the site would need to respect the site's location within the conservation area; provide an appropriate setting for the listed buildings; particularly Cruck Cottage; retain a line of mature trees along the southern boundary and contribute to the linear settlement pattern. In addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape

character, make a positive contribution to green infrastructure and enhance biodiversity.

- **KS7; Part of SHLAA Site 207; SHELAA Site 80(A&B)** – The site is located on the valley bottom between and behind properties on the northern side of Winchester Road. A small part of the western area of the site, adjacent to Winchester Road, lies within the conservation area. The northern boundary of the site follows the footpath to the north and the site includes land on the other side of the more recently planted hedgerow.

The site's Moderate Sensitivity results from its Moderate Sense of Place and Moderate Visibility. The most sensitive area of the site lies north of the recently planted hedgerow, as this part of the site has a strong downland character and is open to views from the north, including from the footpath, and any development here will be seen as an encroachment into the much larger field. The southern half of the site, adjacent to Winchester Road and south of the recently planted hedge line, is less sensitive as it is less visible and more closely relates to the valley bottom settlement pattern.

The site's Moderate Value results from its contribution to the setting of listed buildings and the conservation area and that only a very small part lies within the conservation area. The development of the site makes a neutral contribution to the settlement pattern, as while it is located in the valley bottom, only parts of the site directly relate to the linear settlement pattern.

Therefore, taking all of these values into account, the site has a **Moderate Capacity** for development overall and could accommodate small -medium scale development.

The design, density and layout for the site would need to reflect that it is: located at a key gateway into the village; adjacent to listed buildings; part of the site is within the conservation area and the rest is within its setting. Any development on the northern part of the site would need to take into account how the particular sensitivities relating to views from the north and from the footpath, and that development here would be seen as an encroachment into a large field, could be mitigated. In addition, to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

- **SHLAA site 208 and SHELAA site 81 - Land South of Winchester Road** - This site is located on the valley bottom, on the edge of settlement on the approach to the village.

The site's Moderate Sensitivity results from its Strong Sense of Place and Low Visibility. The most western part of the site is sensitive due to its contribution to the setting of the adjacent listed building. The most eastern part is also sensitive as it is visible on the approach to the village.

Its High Value results from the contribution the site makes as an open space in the conservation area, and that it forms part of the setting of nearby listed buildings. Development of the site would contribute positively to the historic settlement pattern and would be seen within the context of other development along the linear valley bottom.

Therefore, taking all of these values into account, the site has a **Moderate Capacity** for development overall and could accommodate small -medium scale development.

While the site is fairly enclosed along the road frontage, the design, density and layout for this site would need to take into account views of the site on the eastern approach to the village; the setting of the listed building; and the hedgerows surrounding the site. In addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

- 4.4** The remaining 10 sites are identified as having low capacity for housing development. No sites were identified as having a high capacity.
- 4.5** The analysis and conclusions set out in this report are the result of an independent review of the sites that are available for consideration for allocation for housing the King's Somborne Neighbourhood Plan, and provide an indication of the suitability of these sites in landscape terms for development. The Neighbourhood Planning Group will be supplementing this assessment with further technical or contextual information, including other environmental designations and constraints, as a part of the overall site selection process.

APPENDIX I – DETAILED METHODOLOGY

- I.1** This landscape assessment evaluates the capacity of the site to accommodate change without significant effects on overall landscape character and settlement pattern. Landscape capacity reflects the inherent sensitivity of the landscape and the value attached to the whole landscape, or to specific elements within it.
- I.2** The assessment of capacity is based on a series of judgements on landscape sensitivity and landscape value identified for each site assessed.

Limitations & Assumptions

- I.3** The following limitations and assumptions have been made for the purposes of undertaking this landscape assessment:
- Only publicly accessible viewpoints have been considered when assessing visibility of sites.
 - Landscape is just one of a number of considerations required to make decisions about the acceptability or otherwise of proposed development, and these may conflict with one another.
 - This study does not attempt to assess any specific layouts, densities or designs, rather it considers the broad principle of capacity for each site evaluated.

STAGE I – ASSESSING LANDSCAPE SENSITIVITY

- I.4** The first stage of the process is to understand the overall sensitivity of each site, regardless of the type of change proposed. This is identified through a process which combines two key elements of landscape;
- Landscape distinctiveness (or sense of place) and;
 - Visibility

LANDSCAPE DISTINCTIVENESS

- I.5** A landscape's distinctiveness, also called its sense of place, is derived from the following two key criteria.

Historic continuity

- I.6** This describes how coherent a landscape is through time. It is also referred to as time-depth. Landscapes which include or have a close association with many historic features such as veteran trees, listed buildings, historic field boundaries and ancient routes, have a strong sense of place. Historic Landscape Characterisation, Map Regression Analysis and appraisal of the Conservation Area evidence has been used to assess the historic continuity of a site and to understand how much a landscape has changed. Sites or landscapes which have undergone less change, are considered to be older and therefore more sensitive. The following categories have been used in this assessment:

- **Recent** – Landscapes which are mostly recent (i.e. post war) in date. The majority of the landscape’s historic character has been lost or its coherence has been significantly altered.
- **Historic** - Some historic elements survive or landscapes of a largely historic nature i.e. Parliamentary Enclosure. These landscapes typically date from the 18th, 19th or early 20th centuries.
- **Very Historic** – Landscapes which retain many historic elements, or the historic character largely remains unchanged, these are typically found on the valley bottom and date often from pre-1800.

Landscape Elements

1.7 This describes how coherent a landscape is over an area. It refers to the combination of different features or elements, their pattern and the contribution they make to the wider landscape character. The strength of this character and its coherence across an area also contributes to a strong sense of place. Elements or features whose patterns contribute to character are classified into the following categories:

- **Uncharacteristic** – elements are either incongruous or indistinct in the landscape.
- **Characteristic** – some characteristic elements are present, they mostly retain patterns that contribute to local character.
- **Highly characteristic** – the site includes many/or single highly, characteristic elements, which contribute to local distinctiveness. The combination of characteristic elements present and their patterns are highly typical and remain largely intact therefore character is very strong.

1.8 The combination of the results of the two criteria is provided in Matrix I, to give the level of Landscape Distinctiveness:

MATRIX I: LANDSCAPE DISTINCTIVENESS (SENSE OF PLACE)

Historic continuity	Many historic elements or features	Moderate	Strong	Very Strong
	Some historic elements or features	Weak	Moderate	Strong
	Recently changed	Very Weak	Weak	Moderate
		Uncharacteristic	Characteristic	Highly Characteristic
	Landscape Elements			

VISIBILITY

I.9 The visibility within and around sites is evaluated using a combination of the degree of land cover and the local topography (also called landform). It also considers views into and out of a site from close by and longer distance, in particular from publicly accessible viewpoints. Landscape context is also often considered when making judgements about visibility. The overall visibility is derived from the two following criteria:

Land cover

I.10 The patterns of land cover which affects visibility includes, built form, woodland, hedgerows and trees. The following categories have been used to understand the effect of land cover upon views.

- **Enclosed** – Significant tree cover or built form create a strong sense of enclosure and limiting views.
- **Intermittent** – A moderate amount of tree cover or built form, where views are possible but extensive views, where they exist, are limited to glimpsed views only.
- **Open** – Tree cover or built form is limited, the landscape is characterised by its open nature and subsequent extensive or long-distance views.

Landform

I.11 This describes the topographical form of the landscape, regardless of land cover. The following categories have been used to understand the effect landform has upon views:

- **Insignificant** – Landscapes with limited variation in topography.
- **Apparent** – Landscapes with a mixed topography, mostly undulating ridges.
- **Dominant** – Landscapes where topography is a dominant feature, comprising mostly strongly undulating ridges and valleys (or parts thereof).

I.12 The two criteria of Land cover and Landform are combined to provide the level of visibility of a site in the landscape is set out in the matrix below:

MATRIX 2: VISIBILITY

Landform	Dominant	Moderate	High	Very High
	Apparent	Low	Moderate	High
	Insignificant	Very Low	Low	Moderate
		Enclosed	Intermittent	Open
	Land cover			

OVERALL SENSITIVITY

I.13 Once a landscape's distinctiveness and visibility has been understood, the overall sensitivity of an area can be evaluated. This evaluation is achieved by combining the judgements made about a landscape's distinctiveness and its visibility using the following matrix.

MATRIX 3: OVERALL SENSITIVITY

Visibility	Very High	Low	Moderate	High	Very High	Very High
	High	Low	Moderate	High	High	Very High
	Moderate	Low	Moderate	Moderate	High	High
	Low	Very Low	Low	Moderate	Moderate	Moderate
	Very Low	Very Low	Very Low	Low	Moderate	Moderate
		Very Weak	Weak	Moderate	Strong	Very Strong
		Distinctiveness – Sense of Place				

DEFINITIONS OF OVERALL LANDSCAPE SENSITIVITY

I.14 The following categories are used to define the overall or inherent sensitivity of the landscape.

- **Very Low:** The landscape is assessed as having a lack of distinctiveness and continuity. The landscape has changed very recently and overall contains few features which retain their historic interest. Visibility may also be very low due to dominant landforms and a high level of tree cover or built form.
- **Low:** This landscape may have few characteristic features which contribute positively to the wider character of the area. These elements contribute in part towards the historic continuity of the site. Visibility is limited due to landform and intermittent tree cover or built form.
- **Moderate:** A landscape with distinctive elements which contribute positively to local character, providing contribution to sense of place through links with history. Typically, this is a landscape whose visibility is moderate, resulting from little topographic variation and intermittent or open tree cover or built form.
- **High:** A landscape with some highly characteristic elements whose historic continuity is largely strong. Visibility can be high, either as a result of little variation in landform and/or tree cover.
- **Very High:** This landscape is formed of highly characteristic elements, with considerable history. Visibility is often high or very high, resulting from limited variation of landform and a very open character.

STAGE 2: LANDSCAPE VALUE

I.15 Landscape value reflects the relative values people assign to different landscapes. Typically, policy relies heavily upon landscape designations to reflect this value – for example, locally or nationally designated landscapes. However, landscapes can be valued in many different ways by people and communities, and in ways which may not be recognised by formal designations. These ways of valuing landscapes are equally important and can include the recognition of perceptual qualities of landscapes, such as tranquility or scenic beauty, cultural associations or special local conservation interests for example.

I.16 The following table sets out the considerations used in assessing landscape value as part of this assessment. It is based upon criteria recommended in best practice guidance (GLVIA).

I.17 Using the evidence and analysis derived from the desk-based studies and field work the landscape value of a site has been evaluated using the categories set out in the table below. Importantly, not all the definitions have to be met.

TABLE I: DEFINITIONS OF LANDSCAPE VALUE

Landscape Value	Definition
High	<ul style="list-style-type: none"> • Elements within the landscape are overall in good condition • Landscape includes few visual detractors • Prominent landmarks such as church spires, contribute to a strong sense of place • Site has strong perceptual qualities, such as sense of tranquillity, enclosure or wildness • Pattern of landscape elements is coherent, they contribute positively to the local area through their numerous roles, such as; character, green infrastructure etc. <p>For example, a site:</p> <ul style="list-style-type: none"> • <i>Within a Conservation Area</i> • <i>Providing the setting to a Listed Building</i> • <i>Providing some, or all of a valued and/or characteristic open space</i>
Moderate	<ul style="list-style-type: none"> • Elements within the landscape are considered to be in moderate condition overall • Pattern of landscape elements is relatively coherent • Limited to moderate sense of tranquillity or other perceptual qualities • Some cultural landmarks or features exist • Some visual detractors exist within the site or close by • Some features of conservation value exist within the site or close by <p>For example, a site:</p> <ul style="list-style-type: none"> • <i>Providing the setting to a Conservation Area</i> • <i>At a key approach or gateway to the village</i>
Low	<ul style="list-style-type: none"> • Elements within the landscape are generally considered to be in poor condition/would benefit from restoration or enhancement • Landscape includes a number of visual detractors • Landscapes under intensive land uses • Limited or no sense of tranquillity or other perceptual qualities • Few or no features of conservation value <p>For example, a site:</p> <ul style="list-style-type: none"> • <i>Which would benefit from restoration or enhancement</i>

STAGE 3 - INDICATIVE LANDSCAPE CAPACITY

- I.18** Indicative landscape capacity reflects a landscape’s ability to accommodate a change or development without adverse effects upon its character. A site’s landscape capacity has been derived from the inherent landscape and visual sensitivity and the value attached to the landscape or elements within it.
- I.19** Whilst it is possible to work within a set methodology the evaluation of the capacity of a landscape is based upon professional judgement about the sensitivity and value of each site. The complexity of the task should not be underestimated, and capacity is much more of a grey-scale, rather than an absolute black and white outcome.
- I.20** The results of the landscape sensitivity and landscape value assessments are combined to give an overall judgement relating to landscape capacity as follows.

MATRIX 4 – INDICATIVE LANDSCAPE CAPACITY

Landscape Sensitivity	Low	Moderate	High	High
	Moderate	Moderate	Moderate	Moderate
	High	Low	Moderate	Moderate
		High	Moderate	Low
		Landscape Value		

CAPACITY DEFINITIONS

- I.21** For this assessment, the indicative landscape capacity categories are defined below.
- **Low:** The site is assessed as having high landscape sensitivity and high landscape value. At these sites new development is likely to erode the positive characteristics of landscape which are desirable to safeguard in line with national/local planning policy objectives.
 - **Moderate:** The site is assessed as having very low to moderate landscape sensitivity and high landscape value or moderate to high landscape sensitivity and low to moderate landscape value. At these sites, subject to appropriate layout, design and landscape mitigation, medium to small-scale new development could be accommodated without adversely affecting the positive key features which are desirable to safeguard.
 - **High:** The site is assessed as having low to very low landscape sensitivity and low to moderate landscape value. At these sites, subject to appropriate layout, design and landscape mitigation large, medium or small-scale new development could be accommodated without adversely affecting the positive elements which are desirable to safeguard.

I.22 The following indicative development scale set out the development scenarios assumed in the Capacity Definitions above. These have been informed by King’s Somborne’s Neighbourhood Development Plan Housing Need.

- **Large development scale** – 15+ dwellings comprising detached, semi-detached or terraced buildings up to two storeys high only.
- **Medium development scale** – 5 -14 dwellings comprising detached, semi-detached or terraced buildings up to two storeys high only.
- **Small development scale** – 1 to 4 dwellings comprising detached, semi-detached or terraced buildings up to two storeys high only.

STAGE 4: CONTRIBUTION TO SETTLEMENT PATTERN

I.23 King’s Somborne has a strong and distinctive settlement pattern, which is described in section 2 of this report. This pattern is a significant determinant of local landscape character and it can either be positively or negatively affected through the location/siting of new development. As patterns of elements, including built form and settlements, are so critical in informing landscape character and therefore creating a strong sense of place – the contribution each site generates in terms of settlement pattern is also assessed. The details of which are set out below:

I.24 Positive contribution to settlement pattern: the site conforms to/reinforces the settlement pattern of King’s Somborne – a valley bottom settlement, with built form having a strong association with key routes along the valley.

I.25 Neutral contribution to settlement pattern: the site neither strongly supports nor detracts from the settlement pattern of King’s Somborne.

I.26 Negative contribution to settlement pattern: the site does not conform to the settlement pattern – by being set further up the valley or away from the key routes.

I.27 The application of how contribution to settlement pattern affects the overall capacity of the site is set out below.

- **Positive contribution** – no change to capacity
- **Neutral contribution** – no change to capacity
- **Negative contribution** – capacity is reduced

STAGE 5 – FINAL INDICATIVE LANDSCAPE CAPACITY

I.28 Landscape Capacity is re-run after stage 4, this time accounting for the results of each site’s contribution to settlement pattern, in order to generate a final capacity outcome which has considered settlement pattern.

I.29 It is important to note that landscape capacity does not necessarily apply equally across a site. It is possible for parts of a site to be more sensitive than others. A narrative commentary relating to each site, highlights where these variations exist, and is highlighted in the definitions of capacity set out in Appendix 2: Table 3 - Capacity for Development – Outcome of overall Landscape Sensitivity, Value of Landscape and Contribution to Historic Settlement Pattern.

APPENDIX 2

TABLE 1: LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE

LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE			
Site	Historic Continuity	Landscape Elements	Sense of Place
KS1: Land to the West of Little Fromans	<p>Historic</p> <ul style="list-style-type: none"> • Historic boundaries survive in parts; • Associated with former historic farmstead of Fromans Farm, now separated by more recent track. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Characteristic trees on field boundaries at edge of valley bottom; and • Farm building associated with Fromans Farm. • Remnants of wooded character at the break in slope. 	Moderate
KS2: Land Immediately North West of Fromans	<p>Historic</p> <ul style="list-style-type: none"> • More recently enclosed but some survival of historic boundaries; and • Associated with former historic farmstead of Fromans Farm. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Mature trees on field boundaries at edge of valley bottom; and • Part of larger valley bottom meadow. 	Moderate
KS3: Land off Froghole Lane	Historic	Characteristic	Moderate

LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE

Site	Historic Continuity	Landscape Elements	Sense of Place
	<ul style="list-style-type: none"> • Surviving historic field pattern associated with valley bottom; • Retains characteristic open space within settlement; and • Froghole Lane historic routeway adjacent to west. 	<ul style="list-style-type: none"> • Characteristic trees on field boundaries at edge of valley bottom; and • Retains riparian character of former water meadows along valley bottom. 	
<p>KS4: Northern Part of SHLAA Site 25 I and SHELAA 148 – Land at Spencer’s Farm</p>	<p>Historic</p> <ul style="list-style-type: none"> • Surviving historic field pattern; and 	<p>Characteristic</p> <ul style="list-style-type: none"> • Survival of some characteristic boundary features; and • Characteristic of the rising pastoral valley-side field systems that provide the settlement context. 	<p>Moderate</p>
<p>KS5: Southern part of SHLAA Site 25 I and SHELAA 148 – Land at Spencer’s Farm</p>	<p>Recent</p> <ul style="list-style-type: none"> • Incursion of modern development into former larger field; • Only a small proportion of historic field boundaries survive; • Modern fencing; and • Recent housing adjacent. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Some characteristic elements of the rising pastoral valley-side field systems that provide the settlement context; and • Hedgerow present along some field boundaries. 	<p>Weak</p>
<p>KS6: Land adjacent to Cruck Cottage</p>	<p>Strongly Historic</p>	<p>Characteristic</p>	<p>Strong</p>

LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE

Site	Historic Continuity	Landscape Elements	Sense of Place
	<ul style="list-style-type: none"> • Surviving historic field pattern; • Association with adjacent timber framed listed building; and • Retains open character within settlement. 	<ul style="list-style-type: none"> • Tree-lined field boundaries typical of the edge of settlement. • Characteristic pastoral space within the settlement. 	
<p>KS7: Part of SHLAA Site 207; SHELAA Site 80 (A & B) – Land at Winchester Road and New Lane</p>	<p>Historic</p> <ul style="list-style-type: none"> • Originally part of Manor Farm historic farmstead; • Some survival of historic boundaries; • Historic routeway adjacent to northern boundary; and • Some modern farm buildings. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Survival of some characteristic landscape features, including pond and tree-lined field boundaries; and • Hedgerow south of footpath. 	<p>Moderate</p>
<p>SHLAA Site 44 (W), SHELAA Site 55 & 56: Strip of Land to west of Eldon Road</p>	<p>Recent</p> <ul style="list-style-type: none"> • Part of modern arable field with no physical boundary feature to west (original field boundaries have changed); • Large arable field systems formed by more recent amalgamation; • Adjacent to modern development; and • Roman Road to south west. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Open arable fields characteristic of the valley sides settlement context; and • Shelterbelts on northern and eastern boundaries. 	<p>Weak</p>

LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE

Site	Historic Continuity	Landscape Elements	Sense of Place
<p>SHLAA Site 44 (S), SHELAA Site 58: Strip of Land between the West of Furzedown Road and Eldon Road</p>	<p>Recent</p> <ul style="list-style-type: none"> • Large arable field systems formed by more recent amalgamation; • Part of modern arable field with no physical boundary feature to south; and • Adjacent to modern development. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Open arable fields characteristic of the valley sides provides the settlement context; and • Shelterbelt on northern boundaries. 	<p>Weak</p>
<p>SHLAA Site 128, SHELAA 168 & 214: Land to East of Eldon Road</p>	<p>Recent</p> <ul style="list-style-type: none"> • Historic field boundaries have been lost; • Part of historic field developed for housing; • Now modern arable field with shelter belt to south; • Bounded to north and west by modern development; and • Historic rural lanes to east and west. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Open arable fields characteristic of the valley sides provides the settlement context; • Shelterbelt to south; and • Site bounded by mature hedgerow. 	<p>Weak</p>
<p>Northern Part of SHLAA Site 207: Land at Winchester Road and New Lane</p>	<p>Historic</p> <ul style="list-style-type: none"> • Some surviving historic field boundaries; and • Historic routeway adjacent to south of site. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Survival of some characteristic landscape features, including hedgerows with mature trees; and 	<p>Moderate</p>

LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE

Site	Historic Continuity	Landscape Elements	Sense of Place
		<ul style="list-style-type: none"> • Rising landform provides characteristic agricultural setting to the village. 	
<p>SHLAA Site 208 and SHELAA Site 81: Land South of Winchester Road</p>	<p>Strongly Historic</p> <ul style="list-style-type: none"> • Surviving historic field boundaries; • Association with listed building to south west; • Contributes positively to historic settlement pattern as characteristic open space; and • Historic routeway to west of site. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Characteristic field boundaries, mature hedgerows bound the site; • Southern hedgerow less dense; and • Highly characteristic valley bottom pasture. 	<p>Strong</p>
<p>SHLAA Site 209, SHELAA site 78: Land East of Church Road</p>	<p>Historic</p> <ul style="list-style-type: none"> • Site is a small part of larger historic field which retains its historic field boundaries; and • Historic minor rural lane of Furzedown Road to west. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Site has some characteristic field boundaries, hedgerows to northern and eastern boundaries; and • Site forms part of characteristic open arable fields which provide the settlement context. 	<p>Moderate</p>
<p>Allotments- SHLAA site 225, SHELAA site 186: Allotments Church Road</p>	<p>Historic</p> <ul style="list-style-type: none"> • Survival of historic field boundaries; and • Historic minor rural lane of Furzedown Road to west. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Despite use as allotments, there is still an appreciation of characteristic open agricultural quality; and 	<p>Moderate</p>

LANDSCAPE DISTINCTIVENESS - SENSE OF PLACE

Site	Historic Continuity	Landscape Elements	Sense of Place
		<ul style="list-style-type: none"> • Site bounded by hedgerows with some mature trees. 	
<p>SHLAA site 239, SHELAA site 79 and 215: Land east of Allotments Church Road</p>	<p>Historic</p> <ul style="list-style-type: none"> • Survival of some historic field boundaries; and • Some variations have no defensible boundary features and are part of a large historic field. 	<p>Characteristic</p> <ul style="list-style-type: none"> • Part of large regular shaped field; • Characteristic open arable fields characteristic of the valley sides provides the settlement context; • Field boundaries comprise hedgerows and mature trees; and • Part of northern boundary comprises back gardens. 	<p>Moderate</p>

TABLE 2: VISIBILITY

VISIBILITY			
Site	Openness, views in and out	Landform	Visibility
KS1: Land to the West of Little Fromans	<p>Intermittent</p> <ul style="list-style-type: none"> • Some enclosure from mature trees and hedgerows around boundaries and on site; • Glimpsed views into site from Clarendon Way long distance footpath to north west; • Potential for glimpsed views from footpath to west; and • Views out dominated by steeply rising landform to north. 	<p>Apparent</p> <ul style="list-style-type: none"> • Site located at break in contours between valley floor and slopes; and • Landform rises gently to north. 	Moderate Visibility
KS2: Land Immediately North West of Fromans	<p>Intermittent</p> <ul style="list-style-type: none"> • Glimpsed views into site available from Froghole Lane to West; and • Mature trees reduce opportunities of wider views into and out of site. 	<p>Insignificant</p> <ul style="list-style-type: none"> • Site is largely flat but beginning to rise very gently to north. 	Low Visibility
KS3: Land off Froghole Lane	<p>Intermittent</p> <ul style="list-style-type: none"> • Views are largely restricted to short and medium distance; 	<p>Insignificant</p> <ul style="list-style-type: none"> • Overall a relatively flat but begins to rise very gently to north. 	Low Visibility

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
	<ul style="list-style-type: none"> ● Glimpsed views available from back of properties on Romsey Road; ● Views available from Froghole Lane to west; ● Mature trees reduce opportunities of wider views into and out of site; and ● Site is more open to view on northern boundary where there is less screening along part of this, but development would be seen in context of existing settlement. 		
<p>KS4: Northern Part of SHLAA Site 251 and SHELAA 148 – Land at Spencer’s Farm</p>	<p>Open</p> <ul style="list-style-type: none"> ● Views are both short and long distance; ● Some enclosure of site around eastern and western boundaries provided by hedgerows; ● Exposed in views on northern boundary from the A3057 and to the south from footpath; ● Screened adjacent to New Lane; and ● Site can be seen in long distance views from Clarendon Way on southern ridgeline. 	<p>Dominant</p> <ul style="list-style-type: none"> ● Landform rises towards the north; and ● Site is overlooked by surrounding higher ground. 	<p>Very High Visibility</p>

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
<p>KS5: Southern part of SHLAA Site 251 and SHELAA 148 – Land at Spencer’s Farm</p>	<p>Intermittent</p> <ul style="list-style-type: none"> • Views of southern part of site are largely short to medium distance, however northern part exposed in longer distance views from ridgeline to the south; • Site enclosed by back gardens and hedgerows on western and southern boundaries; • Hedgerow on eastern boundary; and • Open to glimpsed views from A3057. 	<p>Apparent</p> <ul style="list-style-type: none"> • Land form rises gently to north. 	<p>Moderate Visibility</p>
<p>KS6: Land adjacent to Cruck Cottage</p>	<p>Intermittent</p> <ul style="list-style-type: none"> • Views are restricted to short distance; • Small pasture/meadow along road with built form either side; • Open frontage with views out and into site from Winchester Road; • Mostly screened from long distance views by mature tree belt on northern boundary; and • Glimpsed views of countryside to north through trees. 	<p>Insignificant</p> <ul style="list-style-type: none"> • Relatively flat; and • Site is influenced by rising land to south. 	<p>Low</p>

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
<p>KS7: Part of SHLAA Site 207; SHELAA Site 80(A&B) – Land at Winchester Road and New Lane</p>	<p>Open</p> <ul style="list-style-type: none"> • Frontage hedgerow along Winchester Road with gap where metal gate is located; • Site is exposed in views from footpath to north and higher land to north; • Recent hedgerow and fence to south of footpath proved screening for this part of site; • Some parts open in views from road but viewed as part of street scene and within settlement context; and • Views out are more limited on southern boundary but more extensive on northern side. 	<p>Insignificant</p> <ul style="list-style-type: none"> • Relatively flat. 	<p>Moderate</p>
<p>SHLAA Site 44 (W), SHELAA site 55 & 56: Strip of Land to West of Eldon Road</p>	<p>Open</p> <ul style="list-style-type: none"> • Visibility is restricted to short and medium distance views; • Hedgerows/Shelterbelts along northern and eastern boundaries; • No boundary features or screening on southern and western boundaries; 	<p>Apparent</p> <ul style="list-style-type: none"> • Site slopes up from east to west; and • Site is influenced by rising land to west and part of wider landscape context of undulating field systems. 	<p>High Visibility</p>

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
	<ul style="list-style-type: none"> • Clear views from bridleways to north and east; and • Site overlooked by recent development to east. 		
<p>SHLAA Site 44 (S), SHELAA site 57 & 58: Strip of Land between the West of Furzedown Road and Eldon Road</p>	<p>Open</p> <ul style="list-style-type: none"> • Short, medium and long-distance views are available; • Hedgerow/Shelterbelt along northern boundaries; • Hedgerows adjacent to Furzedown and Eldon Roads; • Clear views from bridleway to north; • Clearly open in wide views into and out of site to south with no boundary or screening on southern boundary; and • Potential long-distance views of site from higher ground to the south. 	<p>Apparent</p> <ul style="list-style-type: none"> • Site slopes up to south; and • Site is influenced by rising land to south and part of wider landscape context of undulating field systems. 	<p>High Visibility</p>
<p>SHLAA site 128, SHELAA 168 & 214: Land to East of Eldon Road</p>	<p>Intermittent</p> <ul style="list-style-type: none"> • Short and long-distance views are available into and out of the site; • Site is largely enclosed by hedgerows; • Glimpsed views from bridleway to south; and 	<p>Dominant</p> <ul style="list-style-type: none"> • Steeply rolling topography that slopes dramatically to the south and rises up to a plateau to north; and • Highly characteristic of surrounding topography. 	<p>High Visibility</p>

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
	<ul style="list-style-type: none"> Higher parts of site exposed in long distance views from south west. 		
<p>Northern Part of SHLAA site 207: Land at Winchester Road and New Lane</p>	<p>Open</p> <ul style="list-style-type: none"> Site is exposed in short and long-distance views; Hedgerows on western boundaries and screened by trees and hedgerow adjacent to New Lane; Site can be seen in views from housing to west; Exposed on northern and southern boundaries with clear views of the site from footpath; and Site can be seen in long distance views from Clarendon Way on southern ridgeline. 	<p>Apparent</p> <ul style="list-style-type: none"> Land form rises to north; and Topography is characteristic of sloping valley side. 	<p>High Visibility</p>
<p>SHLAA site 208 and SHELAA site 81: Land South of Winchester Road</p>	<p>Enclosed</p> <ul style="list-style-type: none"> Visibility is restricted to short and medium views; Largely enclosed by hedgerows on boundaries; Glimpsed views available from Winchester Road on approach to village; and Potential views from ridgelines to north and south but development would be seen in context of existing settlement. 	<p>Insignificant</p> <ul style="list-style-type: none"> Relatively flat but landform begins to rise to south; and Site is influenced by rising land to south and part of wider landscape context of undulating field systems. 	<p>Low</p>

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
<p>SHLAA Site 209, SHELAA site 78: Land East of Church Road</p>	<p>Open</p> <ul style="list-style-type: none"> • Largely visibility is restricted to short and medium views; • Hedgerows and trees adjacent to western boundary restrict views from Furzedown Road; • No existing field boundaries to east and south; • Some long-distance views from Clarendon Way along ridgeline to north; and • Landform and field boundaries restrict views from Clarendon Way to the east. 	<p>Apparent</p> <ul style="list-style-type: none"> • Rising east towards the plateau; and • Site is influenced by rising land to east and part of wider landscape context of undulating field systems. 	<p>High Visibility</p>
<p>Allotments - SHLAA site 225, SHELAA site 186: Allotments Church Road</p>	<p>Intermittent</p> <ul style="list-style-type: none"> • Short views are restricted by hedgerows along boundaries; • Hedgerows and trees adjacent to western boundary restrict views from Furzedown Road; • Site can be seen in long distance views from Clarendon Way along ridgeline to north; and • Glimpsed view of site form adjacent properties. 	<p>Apparent</p> <ul style="list-style-type: none"> • Site slopes gently downwards to north west. 	<p>Moderate Visibility</p>

VISIBILITY

Site	Openness, views in and out	Landform	Visibility
SHLAA site 239, SHELAA site 79 and 215: Land East of Allotments, Church Road	Intermittent <ul style="list-style-type: none">• The site is visible in short, medium and long-distance views; and• Some long-distance views of sites are available from Clarendon Way along ridgeline to south east and form elsewhere in village.	Dominant <ul style="list-style-type: none">• Steeply sloping rolling topography.	High Visibility

TABLE 3: CAPACITY FOR DEVELOPMENT – OUTCOME OF OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE AND CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>KS1: Land to the West of Little Fromans</p>	<p>Moderate</p>	<p>Moderate</p>	<p>Negative</p>	<p>Low</p>	<p>The site is located at the foot of the northern valley side where the landform rises up to the north. The site has a Moderate Sensitivity as a result of its Moderate Sense of Place and Moderate Visibility in the landscape. The site can be partially viewed in longer distance views from Cow Drove Hill to the north east and potentially from Clarendon Way to the north west. This site's Moderate Value results from its contribution to the setting of the conservation area and listed buildings. In addition, its development would not contribute positively to the distinctive valley bottom settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>
<p>KS2: Land Immediately North West of Fromans</p>	<p>Moderate</p>	<p>High</p>	<p>Negative</p>	<p>Low</p>	<p>The site forms the corner of the larger meadow of KS3 where the landform starts to rise up to the north. The site has a Moderate Sensitivity as a result of its Moderate Sense of Place and Low Visibility in the landscape. This site's High Value results from its location within the conservation area and that</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					<p>it is adjacent to listed buildings. In addition, its development would not contribute positively to the distinctive valley bottom settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>
<p>KS3: Land off Froghole Lane</p>	<p>Moderate</p>	<p>High</p>	<p>Positive</p>	<p>Moderate</p>	<p>The site is a relatively flat field situated within the valley bottom behind properties in Romsey Road, with well-established trees and hedges around its boundaries. The historic map of 1910 identifies a building in the top right-hand corner of this site. Anecdotal evidence explains that this was a residential property.</p> <p>The site has a Moderate Sensitivity as a result of its Moderate Sense of Place and Low Visibility. It is not highly visible in wider views and is largely only publicly visible from Froghole Lane to the west of the site. The site is most sensitive close to the watercourse due to its role as part of the functional floodplain, its contribution to the riparian character of the valley floor,</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					<p>and its location within Flood Zone 3. The site’s High Value results from the contribution it makes as an open space within the conservation and the setting it provides to listed buildings.</p> <p>Development of the site would contribute positively to the valley bottom, historic settlement pattern balanced against the sensitivities identified above. Therefore, taking all of these values into account, the site has a Moderate Capacity for development overall and could accommodate small – medium scale development. Design, density and layout for the site would need to reflect the sensitivities of the site’s location in the conservation area, its riparian qualities and role, rural character of Froghole Lane and the setting of listed buildings. In addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.</p>
<p>KS4: Northern Part of SHLAA Site 251 and SHELAA</p>	<p>High</p>	<p>Moderate</p>	<p>Negative</p>	<p>Low</p>	<p>The site is located on part of the valley sides to the north of King’s Somborne. The site has a High Sensitivity as a result of its Moderate Sense of Place and Very High Visibility in the landscape. The site is most sensitive to the north of the site where it is more in long distance views from Clarendon Way on the ridgeline to the south. The site’s Moderate Value</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>I48 – Land at Spencer’s Farm</p>					<p>results from its location adjacent to the conservation area and the contribution it makes to its characteristic countryside setting. Development here would not contribute positively to the historic settlement pattern.</p> <p>Taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>
<p>KS5: Southern part of SHLAA Site 251 and SHELAA I48 – Land at Spencer’s Farm</p>	<p>Moderate</p>	<p>Moderate</p>	<p>Neutral</p>	<p>Moderate</p>	<p>The site is located near to the valley bottom tucked behind existing housing and is less visible in longer distance views than KS4.</p> <p>The site’s Moderate Sensitivity is as a result of its Weak Sense of Place and Moderate Visibility. Its Sense of Place is weak as the open rural character is somewhat compromised by the proximity of housing to the south and east and suburban boundary features. The northern part of the site is most sensitive as it is visible in long distance views from Clarendon Way on the ridgeline to the south.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					<p>The site’s Moderate Value results from its location adjacent to the conservation area and the contribution it makes to countryside setting. Its development would make a neutral contribution to the settlement pattern, as while it is tucked behind the existing housing along the valley bottom and would be seen within this context, development of the site itself would not directly correspond to the linear settlement pattern of King’s Somborne.</p> <p>Therefore, taking all of these values into account, the site has a Moderate Capacity for development overall and could accommodate small – medium scale development.</p> <p>The design, density and layout for the site would need to reflect its location adjacent to the conservation area; the topography of the site and that the northern part is visible in views from the ridgeline to the south. In addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>KS6: Land adjacent to Cruck Cottage</p>	<p>Moderate</p>	<p>High</p>	<p>Positive</p>	<p>Moderate</p>	<p>The site is located on the valley bottom and comprises a small area of open space within the linear street pattern.</p> <p>The site's Moderate Sensitivity results from its Strong Sense of Place and Low Visibility. The site is fairly well enclosed in wider views from the countryside to the north. The site is most sensitive where it contributes to the setting of three adjacent listed buildings.</p> <p>The site's High Value results from the contribution it makes as an open space in the conservation area, and that it forms part of the setting of nearby listed buildings. Development of this site would contribute positively to the valley bottom, linear settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Moderate Capacity for development overall and given its relatively small size and sensitivities could only accommodate small scale development.</p> <p>The design, density and layout for the site would need to respect the site's location within the conservation area; provide an appropriate setting for the listed buildings; particularly Cruck Cottage; retain a line of mature trees along the southern boundary and contribute to the linear settlement</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					<p>pattern. In addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.</p>
<p>KS7: Part of SHLAA Site 207; SHELAA site 80 (A & B) – Land at Winchester Road and New Lane</p>	Moderate	Moderate	Neutral	Moderate	<p>The site is located on the valley bottom between and behind properties on the northern side of Winchester Road. A small part of the western area of the site, adjacent to Winchester Road, lies within the conservation area. The northern boundary of the site follows the footpath to the north and the site includes land on the other side of the more recently planted hedgerow.</p> <p>The site’s Moderate Sensitivity results from its Moderate Sense of Place and Moderate Visibility. The most sensitive area of the site lies north of the recently planted hedgerow, as this part of the site has a strong downland character and is exposed in views from the north, including from the footpath, and will be seen as an encroachment into the much larger field. The southern half of the site, adjacent to Winchester Road and south of the recently planted hedge line, is less sensitive as it is less visible and more closely relates to the valley bottom settlement pattern.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					<p>The site's Moderate Value results from its contribution to the setting of listed buildings and the conservation area and that only a very small part lies within the conservation area. The development of the site makes a neutral contribution to the settlement pattern, as while it is located in the valley bottom, only parts of the site directly relate to the linear settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Moderate Capacity for development overall and could accommodate small -medium scale development.</p> <p>The design, density and layout for the site would need to reflect that it is: located at a key gateway into the village; adjacent to listed buildings; part of the site is within the conservation area and the rest is within its setting. Any development on the northern part of the site would need to take into account how the particular sensitivities relating to views from the north and from the footpath, and that development here would be seen as an encroachment into a large field, could be mitigated. In addition, to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					a positive contribution to green infrastructure and enhance biodiversity.
<p>SHLAA Site 44 (W), SHELAA site 55 & 56: Strip of Land to West of Eldon Road</p>	Moderate	Low	Negative	Low	<p>The site is part of the chalk downland, valley sides surrounding King’s Somborne. This landscape comprises gently rolling, undulating topography of large arable fields to the south of the village.</p> <p>The site’s Moderate Sensitivity results from its Weak Sense of Place and High Visibility. The site is most sensitive where it corresponds to Flood Zone 3 and the two hedgerows on the western and northern boundaries are characteristic elements within the site. The site is clearly visible in views from the adjacent bridleways running to the north and east of the site.</p> <p>Its Low Value results from its intensive agricultural character and proximity to uncharacteristically located large scale modern housing development. The site has no defensible boundaries to the west and south. Its development would not contribute positively to the historic settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					safeguard in line with national and local planning policy objectives.
<p>SHLAA Site 44 (S), SHELAA site 57 & 58: Strip of Land between the West of Furzedown Road and Eldon Road</p>	Moderate	Low	Negative	Low	<p>The site faces away from the village and is part of the gently rolling, undulating topography, chalk downland landscape to the south.</p> <p>The site's Moderate Sensitivity results from its Weak Sense of Place and High Visibility. The site is clearly visible in views from adjacent bridleway as well as from higher ground to the south west. There are no changes in sensitivities across this site.</p> <p>This site's Low Value results from its intensive agricultural character. Its development would not contribute positively to the historic settlement pattern. In addition, it is detached from any built form.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>SHLAA site 128, SHELAA 168 & 214: Land to East of Eldon Road</p>	<p>Moderate</p>	<p>Low</p>	<p>Negative</p>	<p>Low</p>	<p>The site is part of the gently rolling, undulating topography, chalk downland landscape of the valley sides to the south of the village.</p> <p>The site's Moderate Sensitivity results from its Weak Sense of Place and High Visibility. The northern part of the site is most sensitive as a result of it being exposed in views. The higher parts of the site are visible in longer distance views from the south west along the approach into the village on Furzedown Road. The site retains coherent boundary hedgerows which also contribute to its sensitivity.</p> <p>Its Low Value results from its intensive agricultural character. Its development would also not relate well to the historic valley bottom settlement pattern</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>Northern Part of SHLAA site 207: Land at Winchester Road and New Lane</p>	<p>High</p>	<p>Moderate</p>	<p>Negative</p>	<p>Low</p>	<p>The site is located on the sloping northern valley side of the village overlooking the settlement.</p> <p>The site's High Sensitivity results from its Moderate Sense of place and High Visibility. The northern part of the site is most sensitive as it is exposed in views. The site can be clearly seen in wide views from the footpath that runs along the southern boundary. Due to the site's topography, it can be viewed in longer distance views from Clarendon Way that runs along the ridgeline to the south. The western field boundary, as a characteristic element, is also sensitive.</p> <p>The site's Moderate Value results from its coherent landscape character and contribution to the setting of village. Development of the site would not contribute positively to historic settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>SHLAA site 208 and SHELAA site 81: Land South of Winchester Road</p>	<p>Moderate</p>	<p>High</p>	<p>Positive</p>	<p>Moderate</p>	<p>This site is located on the valley bottom, on the edge of settlement' on the approach to the village.</p> <p>The site's Moderate Sensitivity results from its Strong Sense of Place and Low Visibility. The most western part of the site is sensitive due to its contribution to the setting of the adjacent listed building. The most eastern part is also sensitive as it is visible on the approach to the village.</p> <p>Its High Value results from the contribution the site makes as an open space in the conservation area, and that it forms part of the setting of nearby listed buildings. Development of the site would contribute positively to the historic settlement pattern and would be see within the context of other development along the linear valley bottom.</p> <p>Therefore, taking all of these values into account, the site has a Moderate Capacity for development overall and could accommodate small -medium scale development.</p> <p>While the site is fairly enclosed along the road frontage, the design, density and layout for this site would need to take into account views of the site on the eastern approach to the village; the setting of the listed building; the hedgerows surrounding the site as well as local landscape character. In</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					<p>addition to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.</p>
<p>SHLAA Site 209, SHELAA site 78: Land East of Church Road</p>	High	Low	Negative	Low	<p>The site is part of a minor valley side that approaches the ridgeline to the south of the village.</p> <p>The site's High Sensitivity results from its Moderate Sense of Place and High Visibility. The site can be seen in in views looking south from the ridgeline along Cow Drove Hill to the north. The site is most sensitive to the east as a result of it being more exposed in views.</p> <p>The site's Low Value is as a result of its intensive agricultural use. It has no clearly defensible boundaries to the south and east and is an incursion into a larger field. Its development would not relate well to the historic settlement pattern and</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
					safeguard in line with national and local planning policy objectives.
<p>Allotments - SHLAA site 225, SHELAA site 186: Allotments Church Road</p>	Moderate	Moderate	Negative	Low	<p>The site is part of a minor valley side that approaches the ridgeline to the south of the village.</p> <p>The site's High Sensitivity results from its Moderate Sense of Place and Moderate Visibility. The site can be seen in views looking southwards from the ridgeline along Cow Drove Hill to the north. The site is less sensitive to the north where it backs onto gardens and is less exposed in views.</p> <p>The site's Moderate Value arises from its contribution to the setting of the conservation area, despite the presence of visual detractors within the site. Its development would not relate well to the historic valley bottom settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>

CAPACITY FOR DEVELOPMENT - OVERALL LANDSCAPE SENSITIVITY, VALUE OF LANDSCAPE, CONTRIBUTION TO HISTORIC SETTLEMENT PATTERN

Site	Overall Sensitivity	Value of Landscape	Contribution to Historic Settlement Pattern	Landscape Assessment Result - Capacity for Development	Comments
<p>SHLAA site 239, SHELAA site 79 and 215: Land East of Allotments, Church Road</p>	<p>Moderate</p>	<p>Moderate</p>	<p>Negative</p>	<p>Low</p>	<p>A strongly rolling site that is part of the valley sides that approach the ridgeline to the south of the village.</p> <p>The site's Moderate Sensitivity results from its Moderate Sense of Place and High Visibility. The site can be seen in views from Clarendon Way approaching the ridgeline to the south and from wider views elsewhere in the village.</p> <p>The site's Moderate Value arises from its contribution to the setting of the conservation area. Its development would not relate well to the historic valley bottom settlement pattern.</p> <p>Therefore, taking all of these values into account, the site has a Low Capacity for development overall.</p> <p>New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard in line with national and local planning policy objectives.</p>