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TEST VALLEY LANDSCAPE SENSITIVITY STUDY

Annexe 2
Employment sites assessments
For Test Valley
January 2024

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LANDSCAPE SENSITIVITY ASSESSMENT: ROMSEY EAST 4: LAND EAST OF ABBEY PARK; ROMSEY EAST 5: LAND SOUTH SIDE OF BOTLEY ROAD; AND NORTH BADDESLEY 2: LAND AT TEST VALLEY BUSINESS PARK

Location and Context

- 1.1.1 These three small parcels lie alongside Botley Road, with the two western parcels being adjacent to the Abbey Park Industrial Estate and falling within the Romsey – North Baddesley Local Gap. The eastern parcel is also adjacent to industrial development, to the north of the village hall. The upper western parcel is covered for the most part by a copse of trees, there is also an existing access track and outbuilding to the north and east of the site, with an area of open paddock to the west. The lower western parcel consists of a mosaic of habitats, including rough grassland, heathland and what appear to be soil bunds, and it is bordered on all sides by mature tree belts. There is no public access to the parcels.
- 1.1.2 The parcel cluster, its principal features and context are shown overleaf (designated interests on the left and TVBC landscape character context on the right):

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View looking south, from the site entrance, towards the area of paddock to the west of the site.



View looking south towards the northern site boundary along Botley Road.

Landscape character context

National (NCA)

1.1.3

The parcel cluster falls within NCA Profile: 128 South Hampshire Lowlands. Detail is contained in the relevant [NCA profile](#) but a summary of relevant key characteristics of the NCA represented in the parcel cluster and context is as follows:

- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.
- In parts, a very urban NCA dominated by the city and port of Southampton and other large towns.

County LCA

1.1.4 At the county level, the parcel cluster falls within the Landscape Character Area '2D: Romsey to Eastleigh Wooded Lowland Mosaic'. Relevant key characteristics of this LCA represented in the parcel cluster are as follows:

- Predominantly improved grassland, but also significant amount of semi-natural ancient woodland and conifer replanted woodland.
- A predominantly wooded assart landscape of mid medieval origin fragmented and significantly altered by 18th and 19th century enclosures.

Borough level LCA

1.1.5 At the borough level (Test Valley Borough Council), the parcel cluster falls within (LCT) 3. Mixed Farmland and Woodland – Medium Scale and within component LCA '3A Baddesley Mixed Farm and Woodland'. Relevant key characteristics of this LCA represented in the parcel cluster are as follows:

- Trees, woodland and hedges create a sense of enclosure and intimacy and provide strong containment to the settlement edge of Romsey.
- Parliamentary field enclosure.
- Key view to Romsey from A27 along Green Hill to east.

Designated landscape interests/other designations relevant to landscape character

1.1.6 N/A

Landscape functions

1.1.7 The three parcels in the cluster are used as grazed pasture, for either productive agricultural or recreational use. They are bordered by mature tree belts and woodlands and therefore contribute at some level to local nature recovery and local green infrastructure networks. The two western parcels also form part of a Local Gap.

Landscape sensitivity analysis

Landscape value

1.1.8 The three parcels are located to the east of Romsey and to the north of North Baddesley where industrial development and other urban edge uses are located along Botley Road. The two parcels to the west form part of the Romsey – North Baddesley Local Gap.

1.1.9 Elements of the parcels that contribute to landscape value include:

- Mosaic of habitats, including mature tree belts, rough grassland and heathland.
- Partially intact Parliamentary enclosures.

- 1.1.10 Given the above, landscape value is of a Neighbourhood level. Whilst the parcels make a degree of contribution to nature recovery and green infrastructure networks, the edge of major settlement location brings notable urban influences, such as the adjacent industrial development and the A27 Botley Road. This lowers landscape value overall.

Landscape susceptibility

Designated landscape interests (National Parks/AONBs) and Special Qualities:

- 1.1.11 N/A

Landscape scale, pattern, and texture (including cultural pattern):

- 1.1.12 The parcels within the cluster are small scale. The western parcels are part of an assarted landscape between Romsey and North Baddesley. The pattern of Parliamentary enclosures has been eroded through 20th Century development, which reduces susceptibility to change. The eastern parcel has a simple pattern and texture, with mature rectilinear tree belts that reflect the Parliamentary enclosures. This relatively higher degree of intactness increases susceptibility to change in these terms.

Perceptual and experiential characteristics:

- 1.1.13 All three parcels are small and enclosed. Whilst the existing tree belts and adjoining pasture provides some rural characteristics, the adjacent industrial development, Botley Road and nearby residential / community development limits perceptual and experiential qualities, which reduces susceptibility to change in perceptual and experiential terms.

Settlement characteristics and settlement edge conditions:

- 1.1.14 The western parcels form a large part of a narrow rectilinear area of open landscape which separates the industrial urban edge development of Romsey from North Baddesley, covered by the Local Gap. The tree belts and pasture that make up this narrow wedge of landscape are therefore highly susceptible to change in these terms. The eastern parcel sits between two Local Gaps, adjacent to a small area of mixed-use development that was extended beyond Botley during the middle of the 20th Century. The parcel and its surrounding tree belts would be highly susceptible to change in these terms, as they provide a defensible boundary and the small-scale Parliamentary enclosures reflect the cultural pattern and separate later developments from some of the nearby historic buildings.

Topographic features and skylines:

- 1.1.15 The topography of all three parcels is generally flat. This together with the assarted landscape and mature tree belts results in an enclosed landscape. Skyline views are therefore limited to the adjoining field boundaries, and adjacent industrial and residential development, reducing susceptibility to change in these terms.

Visual characteristics and intervisibility:

- 1.1.16 As noted in the LCA there is a high degree of enclosure and visual containment around the settlement edge of Romsey. The two western parcels are not publicly accessible, and are surrounded by tree belts and hedgerows, resulting in a sense of enclosure and restricted views which reduces susceptibility to change in visual terms. The eastern parcel is also enclosed by small landscape compartments. There is some intervisibility with the village hall

and the residential properties along Nutburn Road, which provides a degree of susceptibility to change.

Overall landscape susceptibility to change arising from the scenario

- 1.1.17 The three parcels have a **moderate** overall susceptibility to change arising from the development scenario.
- 1.1.18 The edge of settlement location, combined with the flat topography and layers of vegetation, result in the parcels being generally well contained. The cultural pattern and perceptual experience have been somewhat eroded by later development and the presence of adjacent industrial development and the A27. Whilst the parcels are influenced by the settlement edge and are otherwise commonplace in terms of their character, in terms of the settlement characteristics and edge location, the western parcels contribute to an important defensible boundary between settlements. The eastern parcel provides a defensible boundary between existing built form. These aspects combine to elevate susceptibility overall to **moderate**.

Overall landscape sensitivity

- 1.1.19 Taking into account the above discussion of landscape value and landscape susceptibility, the overall landscape sensitivity of the parcel cluster to the change scenario is **moderate**. Whilst small in scale, the western parcels form much of the Local Gap between Romsey and North Baddesley, where pasture and layers of vegetation provide an important defensible boundary. They also contribute to nature recovery and green infrastructure at a local level. The eastern parcel is also small scale, the cultural pattern is intact and rectilinear belts that surround it provide an important defensible boundary, between industrial development and the residential properties along Nutburn Road.

Guidance and recommendations

- 1.1.20 This is as follows:
- Retain and reinforce existing tree vegetation around the parcel boundaries, which contributes to enclosure of the land parcels, in order to provide a defensible boundary to the proposed development and reduce intervisibility in the context of the Local Gap in particular.
 - Ensure that proposed built form is of an appropriate type and scale, in the context of the existing development and considering views across the surrounding landscape, in the context of the open countryside between the two settlements. Colour and materiality of any cladding should be designed to tone with the wider landscape and to appear as recessive as possible. Environmental colour assessment as part of any future Landscape and Visual Appraisal to inform a future planning application may help with this objective.

LANDSCAPE SENSITIVITY ASSESSMENT: WEYHILL: LAND WEST OF ORDNANCE LANE

Location and Context

- 1.1.21 Weyhill is a small village on the western outskirts of Andover. The parcel is at Weyhill and located to the west of Weyhill alongside Amesbury Road, in an area of dispersed settlement between other outlier villages, and appears to have developed around the location of Weyhill Station (now closed). The pattern of development reflects the major transport routes into Andover, with the A342 and A303 and railway line bordering the parcels in part. The road and rail network follows that shown on 19th Century mapping, and there are some listed buildings in the area.
- 1.1.22 The parcel, its principal features and context are shown below (designated interests on the left and TVBC landscape character context on the right):

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Landscape character context

National (NCA)

- 1.1.23 The parcel falls within NCA 130: Hampshire Downs. Detail is contained in the relevant [NCA Profile](#), but a summary of relevant key characteristics of the NCA represented in the parcel and context is as follows:
- The rolling, elevated, chalk arable downland has an open, exposed character that provides open skies and long-distance views.
 - In contrast, within the sheltered valleys and to the east of the area, the network of hedgerows, interspersed by numerous areas of oak/ash or hazel woodland coppice and smaller meadow fields, gives a strong sense of enclosure.
 - In the valleys, there is evidence of Roman estates and nucleated medieval village settlement patterns, and fieldscapes and farmsteads across the downlands showing evidence of the gradual and planned enclosure from the medieval period.
 - The area's distinctive appearance derives from the use of chalk cob (in the west), weatherboarded timber frame and small, handmade local brick with flint in traditional rural buildings and walls surrounding farm courtyards, with thatch surviving in many places.

County LCA

- 1.1.24 At the county level, the parcel falls within County landscape character area the 8d: Andover Open Downsⁱ. Relevant key characteristics of this area represented in the parcel are:
- Open, expansive landscape with long distant views across downland and the river valleys which dissect the plateau.
 - Predominately arable land use with limited pasture.
 - Urban edges of Andover extend into this character area.
 - Dispersed pattern of nucleated villages and farmsteads.

Borough level LCA

- 1.1.25 At the borough level, the parcel falls entirely within Landscape Character Type (LCT) 10 Open Chalklands and within the 10C Thruxton and Danebury Chalk Downland LCA.ⁱⁱ
- 1.1.26 Relevant key characteristics of this LCA represented in the parcels and context is as follows :
- Woodlands form features on skyline.
 - Largely a landscape dominated by 19th century parliamentary enclosures.
 - Shelter belts and linear woodlands create areas of enclosure.
 - Traditional building styles.

- Views to the west up to Beacon Hill.

Designated landscape interests/other designations relevant to landscape character

1.1.27 N/A

Landscape functions

1.1.28 The parcel is relatively small in scale and mostly covered by rough grassland and former pasture that is disused and unmanaged. It contributes to localised variety in an otherwise arable landscape, and the mature hedgerows and trees that delineate site boundaries contribute to ecosystem services and the local green infrastructure network.

Landscape sensitivity analysis

Landscape value

1.1.29 The parcel lies between Weyhill and the outlier villages to the west. The parcel comprises generally rural characteristics and there is some sense of time-depth due to the nature of the field boundaries. This is a landscape with a relatively high degree of enclosure in its wider context and which contributes to settlement separation and setting.

1.1.30 Landscape value is judged to be of a Neighbourhood level overall. Whilst the parcel generally affords a relatively high degree of enclosure, the area's location near the edge of the large town of Andover brings notable urbanising influences, such as haphazard infill development, telephone masts and cables, industrial units, roads and the railway line.

Landscape susceptibility

Designated landscape interests (National Parks/AONBs) and Special Qualities:

1.1.31 N/A

Landscape scale, pattern, and texture (including cultural pattern):

1.1.32 The parcel is relatively small-scale and of regular formation, the land-cover is open pasture bordered by mature hedgerows and tree belts which creates a simple texture. The field pattern reflects the transport routes and Parliamentary Enclosures that are the legacy of 18th-19th Century agrarian reform. This combined with the pasture and equine uses surrounding Weyhill Farm creates some degree of time-depth.

Perceptual and experiential characteristics:

1.1.33 Some rural characteristics are experienced through the relationship with distant wooded ridges and adjacent arable land. Whilst the parcels are generally enclosed by mature boundary vegetation, there is a limited sense of tranquillity and remoteness due to the urban influences at the edge of Andover, such as industrial development, major road network and rail line, which reduces susceptibility in these terms.

Settlement characteristics and settlement edge conditions:

1.1.34 The settlement of Weyhill is dispersed with a mix of infill development between the village centre and the outlier villages to the west. This has created a haphazard settlement pattern

that is disconnected from the historic core of Weyhill by major roads and the railway. This results in an unclear settlement edge, which reduces susceptibility to change in these terms.

Topographic features and skylines:

- 1.1.35 The local landform is relatively flat compared with the undulating nature of the wider landscape, and this characteristic is reflected in the relatively flat landform of the parcel. The parcel is bordered by roads to the south and west which reduce susceptibility to change in these terms.

Visual characteristics and intervisibility:

- 1.1.36 The Parcel has a restricted visual envelope due to the nature of field boundary vegetation and the interlayered wider pattern of field boundaries and development, reducing susceptibility to change in these terms.

Overall landscape susceptibility to change arising from the scenario

- 1.1.37 The parcel has a **low** overall susceptibility to change arising from the development scenario.
- 1.1.38 Generally the parcel has a **low** susceptibility due to the relatively high degree of enclosure and the urbanising influences at the edge of Andover, which includes a disconnected and haphazard settlement pattern.

Overall landscape sensitivity

- 1.1.39 Taking into account the above discussion of landscape value and landscape susceptibility, the overall landscape sensitivity to the change scenario is **low**. Whilst the parcel has some positive landscape characteristics, the urbanising influences at the edge of Andover, such as the major roads, rail line, telegraph wires and poles and intervisibility with industrial development dominates perceptual and experiential character, contributing to this overall sensitivity rating.

Guidance and recommendations

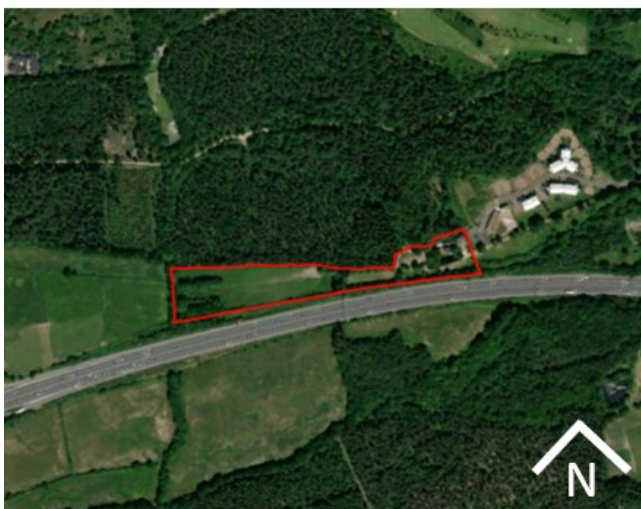
- 1.1.40 This is as follows:
- Retain and reinforce existing vegetation around the parcel boundaries, using understorey planting, infill hedgerow and tree planting drawn from an appropriate and locally specific native planting palette. This should be used to provide a defensible boundary to any proposed development that screens views from the wider rural and more sensitive landscape and minimises the contribution of any development to further cumulative issues in the context of existing urbanising influences and 'edge' influences around Weyhill.
 - Ensure that any proposed built form is of an appropriate type and scale, in the context of the existing development. Any development layout should also consider views across the surrounding landscape, in the context of the open countryside around the dispersed settlement of Weyhill.
 - Further Landscape and Visual Appraisal and potentially also Environmental Colour Assessment is recommended to guide the design process.

LANDSCAPE SENSITIVITY ASSESSMENT: LAND AT CHILWORTH SCIENCE PARK, KENNELS FARM

Location and Context

1.1.41 This parcel is a small sliver of pasture land immediately north of the M27 motorway, located between the road and an extensive tract of broadleaf and mixed woodland at Home Copse (ancient woodland and replanted ancient woodland) from which the parcel appears to have historically been carved as part of a wider assart extending south of the present motorway. Existing small scale industrial development and business premises are located immediately north-west, set against the backdrop of the mature woodland beyond. The parcel is visible from the M27, although it was not possible to gain access to the parcel at the time of the survey. The parcel, its principal features and context are shown below (designated interests on the left and TVBC landscape character context on the right):

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Landscape character context

National (NCA)

1.1.42 The parcel cluster falls within NCA Profile: 128 South Hampshire Lowlands. Detail is contained in the relevant [NCA profile](#) but a summary of relevant key characteristics of the NCA represented in the parcel cluster and context is as follows:

- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.
- In parts, a very urban NCA dominated by the city and port of Southampton and other large towns.

County LCA

1.1.43 At the county level, the parcel falls within County landscape character area 2D: Romsey to Eastleigh Wooded Lowland Mosaic. Relevant key characteristics of this area represented in the parcel are:

- Predominantly improved grassland, but also significant amount of semi-natural ancient woodland and conifer replanted woodland.
- A predominantly wooded assart landscape of mid medieval origin fragmented and significantly altered by 18th and 19th century enclosures.

Borough level LCA

1.1.44 At the borough level, the parcel falls within LCA 2B: North Baddesley to Chilworth Woodland Mosaic. Relevant key characteristics of this area represented in the parcel are:

- Pockets of gently undulating pasture and arable fields within a strong framework of hedgerows and woodland cover.
- Remnant heathland and unimproved grassland.
- Wooded character of Chilworth.
- Large areas of assarting present within the northern portion of this character area, many of a small scale intimate character.
- Woodland and generous woodland belts provide containment to suburban residential development extending from Southampton and Chandler's Ford.
- Views are generally short, mostly to the next field boundary or woodland edge with some long views in the vicinity of Ampfield looking southwards across open countryside and northwards and westwards in the vicinity of Chilworth Old Village to wooded ridges.

Designated landscape interests/other designations relevant to landscape character

1.1.45 N/A

Landscape functions

1.1.46 The predominant landscape functions of this parcel are those of grazed pasture and separation between the M27 and the existing business park.

Landscape sensitivity analysis

Landscape value

1.1.47 The parcel retains some degree of time depth by virtue of being part of a former assart carved out from the fringing, adjacent ancient woodland of Home Copse to the north, albeit the parcel is now severed from the wider ancient woodland network to the south by the M27 and also influenced to a degree by the existing business park to the east. The surrounding

ancient woodland creates intimate scale and some sense of scenic and perceptual quality although these are now substantially degraded by the presence of the M27 and its associated visual and aural influence.

- 1.1.48 Given the above, landscape value of this parcel is assessed as being at the Neighbourhood level.

Landscape susceptibility

Designated landscape interests (National Parks/AONBs) and Special Qualities:

- 1.1.49 N/A

Landscape scale, pattern, and texture (including cultural pattern):

- 1.1.50 A small scale landscape, with the northern half of the parcel having a classic assart pattern of pasture fields of irregular cut from the pre-existing ancient woodland. The ancient woodland imparts textural interest as does the grazing pasture and rough grassland land cover of the parcel. The arc of the M27 which defines the southern boundary is a prominent detracting feature in this pattern, reducing susceptibility to change in these terms.

Perceptual and experiential characteristics:

- 1.1.51 As with landscape scale and pattern above, this is a landscape of two parts and widely contrasting characteristics in experiential and perceptual terms. The M27 jars with the historic rural character of Home Copse and the assart. The existing business park to the east creates a degree of urbanising influence, albeit partially masked by existing woodland. The wooded backdrop formed by Home Copse still creates a strong defining feature in perceptual landscape character terms. The ancient woodland and assart landscape pattern elevate perceptual susceptibility to change, although the M27 corridor and business park reduce susceptibility in these terms.

Settlement characteristics and settlement edge conditions:

- 1.1.52 The predominant 'settlement' or rather development influences in this context are the small scale, low rise buildings of the existing business park to the east, although these are encircled by woodland which forms part of the irregular edge of Home Copse. These and the presence of the M27 which separates the parcel from the suburbs of Southampton to the south/south-west (such as Rownhams) reduce landscape susceptibility to change in these terms.

Topographic features and skylines:

- 1.1.53 A gently undulating topography on the rising land above the slopes of the Test Valley at some distance to the west. The skylines are densely wooded due to the mature vegetation within Home Copse ancient woodland and planted ancient woodland. To the south, and south of the M27, this landscape pattern and skyline character is reflected in gently undulating land around Rownhams and extensive distribution of ancient woodland and planted ancient woodland. These relatively 'naturalistic' skylines elevate landscape susceptibility to change in these terms.

Visual characteristics and intervisibility:

- 1.1.54 Generally this is a visually contained parcel by virtue of its mature, vegetated boundaries. Views are available across the M27 to the parcel from Rownhams to the south, although the ancient woodland backdrop largely ensures that views are kept short elsewhere. This reduces susceptibility to change in visual terms.

Overall landscape susceptibility to change arising from the scenario

- 1.1.55 Whilst there are some notable detracting features which reduce susceptibility to change (notably the M27 corridor), the ancient woodland backdrop, framework and assart landscape pattern are important aspects of landscape time depth, which significantly elevate landscape susceptibility. The parcel's landscape susceptibility to change arising from the development scenario is therefore **Moderate-High** overall.

Overall landscape sensitivity

- 1.1.56 Taking together the above judgements on landscape value and susceptibility to change, overall landscape sensitivity to change arising from the scenario is judged to be **Moderate**. This is a result of the combination of important historic landscape features balanced against significant detracting features (M27 corridor) which also erode the landscape value of the parcel.

Guidance and recommendations

- 1.1.57 This is as follows.
- This parcel is constrained for development by virtue of its scale, location and the need to factor in appropriate landscape buffer zones in relation to ancient woodland (in consultation with Natural England) and to the M27
 - It will be highly important to conserve the existing woodland edge character, conditions and ecology in considering the design and form of any buffer zone and maintaining a visually and physically appropriate sense of separation with any new development in the Parcel.
 - Any new development should sit visually and physically below the existing strongly wooded skyline. There may be limitations in practical and operational terms as to the degree of planting that could be achieved to the M27 boundary.

LANDSCAPE SENSITIVITY ASSESSMENT: THRUXTON 1-2 – LAND AT THE AERODROME AND LAND SOUTH OF THE AERODROME

Location and Context

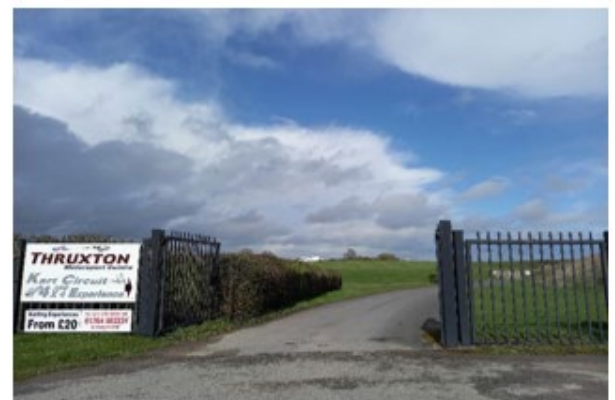
1.1.58 This large parcel is located on the existing Thruxton aerodrome and racing track on the site of a former Second World War air base, on a flat plateau close to the villages of Thruxton, Kimpton and Fyfield. The A303 defines the southern boundary, with the other boundaries defined by historic routes including sunken lanes. All of the nearby villages are designated as Conservation Areas and there is a scheduled monument (moated site) in the eastern corner of the parcel. A much smaller linear area of land to the south of the airfield (Thruxton 2: Land South of the Aerodrome) is also considered in the below.

1.1.59 The parcel, its principal features and context are shown below (designated interests on the left and TVBC landscape character context on the right):

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View of expansive chalk downland landscape in which the site is located.



View west, into the site from Aerodrome Road, of the rising landform to the plateau within the site.

Landscape character context

National (NCA)

- 1.1.60 The parcel falls between NCA 130: Hampshire Downs and NCA 132: Salisbury Plain and West Wiltshire Downs. Detail is contained in the relevant NCA profiles ([NCAs 130](#) and [132](#)), but a summary of the relevant key characteristics of the NCAs represented in the parcel and context is as follows:

NCA 130: Hampshire Downs

- Within the sheltered valleys and to the east of the area, the network of hedgerows, interspersed by numerous areas of oak/ash or hazel woodland coppice and smaller meadow fields, gives a strong sense of enclosure.
- The rivers and streams of the Test and Itchen catchments are internationally significant, and distinctive chalk rivers, running in deep valleys, cut into the Chalk.
- A network of distinctive and ancient droving roads and trackways is a particular feature across the Downs.
- In the valleys, there is evidence of Roman estates and nucleated medieval village settlement patterns.
- The settlement pattern varies between the relatively dense strings of villages along the lower river valleys and the very low-density, nucleated settlements in the upper reaches of the rivers and on the Downs.

NCA 132: Salisbury Plain

- Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.
- Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.
- A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.

County LCA

- 1.1.61 At the county level, the parcel falls within the [Andover Open Downs \(8d\) character areaⁱⁱⁱ](#). Relevant key characteristics of this area represented in the parcel are:

- Plateau downland with gentle undulating ridges and dry chalk valleys.
- Open, expansive landscape with long distant views across downland.
- Predominately arable land use.
- Little woodland cover, creating a simple composition of landscape elements.

- A landscape with significant time depth and important archaeology particularly from pre-historic and Roman periods.
- Very regular formal enclosure pattern, defined in places by a weak hedgerow structure or no boundaries at all. Particularly in the open downland areas this tends to overwrite earlier field boundary patterns.
- Dispersed pattern of nucleated villages and farmsteads.
- Urban edge of Andover extends into the character area, although the character area is tranquil away from the settlement.

Borough level LCA

1.1.62 At the borough level, the parcel falls entirely within Landscape Character Type (LCT) 10. Open Chalklands and within the component Thruxton and Danebury Chalk Downland LCA. Relevant key valued characteristics of this LCA represented in the parcel are:

- An elevated gently undulating area of very open chalk downland, dominated by arable farming; provides opportunities and experiences for long views with big expansive skies and wide views, which also provides a development free backdrop and contrast to the adjacent LCT5: River Valley floors.
- Local buildings are predominately brick and flint with clay tiled roofs.
- A few isolated woodlands and shelterbelts which traverse the landform.
- Woodlands within adjacent LCAs create wooded horizons.
- Some areas of pasture and hedgerows on the periphery of older settlements reduce their visibility within the open landscape.

Designated landscape interests/other designations relevant to landscape character

- Scheduled Manorial Earthworks including associated moat in the southeast of the parcel.
- Thruxton Conservation Area in the southeast of the parcel.
- Fyfield Conservation Area to the northeast of the parcel.
- Kimpton Conservation Area to the north of the parcel.

Landscape functions

1.1.63 Key landscape functions of the parcel are commercial and recreational use, in terms of the aerodrome and motor circuit, plus the small scale business uses in Thruxton 2, associated with the south-westernmost part of the historic perimeter track for the airfield. The motor circuit has association with British manufacturing of the Triumph Thruxton, named after the circuit, where the bike won multiple races. Other commercial uses include a small industrial area where units are being let to various business. Other functions include contributions to

nature recovery and ecosystem services including chalk grasslands, flood mitigation, contribution to water quality through infiltration of precipitation through underlying chalk geology, and green / blue infrastructure networks.

Landscape sensitivity analysis

Landscape value

- 1.1.64 The parcel is predominantly an intensive commercial and recreational landscape. Whilst this introduces both visual and aural intrusions, the landscape value of the parcel is elevated by:
- Its history: much of the land within the parcel was a military base used by the RAF during the Second World War, including aircraft involved with the D-Day landings.
 - Links to British motorcycle manufacturing and providing a range of recreational aviation and motorsport activities throughout the 20th Century.
 - Much of the parcel is managed as rough grassland, reflective of the national and local LCAs, with associated benefits for ecosystem services, flood management and water quality.
 - Continuous hedgerows, scrub and belts of trees at the periphery of the parcel.
- 1.1.65 While the recreational use is intensive and brings notable visual and aural intrusions, the parcel has important connections to the Second World War and has since been a venue for recreational aviation and motorsport through the 20th Century, including numerous high-profile spectator events. The overall Regional landscape value judgement, is reflective of these associations and that the parcel has an intact large scale cultural and landscape pattern. The large swathes of managed rough grassland also make important contributions to nature recovery, ecosystem services, flood and water management, thereby also contributing to the Regional landscape value.

Landscape susceptibility

Designated landscape interests (National Parks/AONBs) and Special Qualities:

- 1.1.66 N/A

Landscape scale, pattern, and texture (including cultural pattern):

- 1.1.67 The parcel is large scale and reflects the wider cultural pattern, including the airfield, historic routes and a scheduled monument (Fortified Manor). While predominantly under intensive commercial and recreational use, large parts of the parcel are also managed as rough chalk grassland which brings a large area of pasture to an otherwise arable landscape, in landscape terms this also contributes to the setting of conservation areas and reducing their visibility. These aspects of texture, cultural pattern and time depth elevate landscape susceptibility in relation to this criterion.

Perceptual and experiential characteristics:

- 1.1.68 Much of the parcel consists of large swathes of managed rough grassland which provides a soft transition to the adjoining pastoral landscape. The central and eastern parts of the parcel away from the airfield site therefore have a degree of wildness and relative remoteness, by

virtue of the expansive landscape character, sense of openness and relatively ‘naturalistic’ skylines. These combine to elevate susceptibility to change arising from the scenario. The operational buildings associated with the airfield, including sheds, hangers and commercial units are located in the southern and western parts of the parcel. These structures bring an urbanising influence which locally reduces susceptibility to change in perceptual terms.

Settlement characteristics and settlement edge conditions:

- 1.1.69 The easternmost part of the parcel is for the most part defined by its interface with the village edges of Thruxton and Kimpton, where belts of mature woodland and hedgerows provide a defensible settlement edge, which would be susceptible to change arising from the scenario.

Topographic features and skylines:

- 1.1.70 The distinctive rolling and domed chalk landforms and the naturalistic, wooded and open skylines to the west and east are susceptible to change arising from the scenario, as it would fundamentally alter their legibility. Other susceptible topographic features include Quarley Hill Fort, a scheduled monument.

Visual characteristics and intervisibility:

- 1.1.71 The generally flat and relatively featureless nature of the parcel provides a sense of openness in the east and west parts of the parcel which gives rise to notable levels of intervisibility with the wide rural chalkland landscapes. This elevates susceptibility in visual terms. In contrast the visually contained southern boundary, bordered and influenced by the A303 corridor, is visually far less susceptible to change.

Overall landscape susceptibility to change arising from the scenario

- 1.1.72 Much of the parcel is **highly susceptible** to change arising from the development scenario, particularly the central, western and easternmost parts. These are characterised by flat and mostly featureless topography which, allied to landscape scale, creates a strong sense of openness and intervisibility with the distinctive rolling chalk landscape beyond, and to open skylines and wooded ridges.
- 1.1.73 The southern part of the parcel between the race track and the boundary is more visually contained and is influenced by the A303 and small-scale employment development. Here susceptibility to change is lower for these reasons.

Overall landscape sensitivity

- 1.1.74 Taking into the account the above discussion of landscape value and landscape sensitivity, the cultural pattern and sense of openness that define much of the parcel result in a **moderate-high** overall sensitivity to change arising from the development scenario.
- 1.1.75 The southern part of the parcel, between the racing track and the boundary which is defined by the vegetated corridor of the A303, has a lower (**moderate-low**) overall sensitivity to change arising from the development scenario, by virtue of the lower elevation, engineered landforms and visual containment created by woodland belts.

Guidance and recommendations

- 1.1.76 This is as follows:

- Seek to contain the bulk of any new development within the southern part of the parcel, in proximity to the A303 where there is greater potential to contain built form due to the landform and existing vegetation.
- Ensure that proposed built form is of an appropriate type and scale, in the context of the existing development and considering open views across the surrounding landscape, in the context of the rolling chalk downland landscape and dispersed and historic settlement character. Colour palette and materiality should be sensitively designed to appear appropriately recessive in the wider landscape, informed by appropriate design techniques and tools such as Environmental Colour Assessment.
- To assimilate any new development, create new structural planting that has physical and visual connectivity with existing vegetation and contributes to new areas of semi natural greenspace and integration of the development edge.
- Retain and reinforce existing vegetation using understorey planting, infill hedgerow and tree planting drawn from an appropriate and locally specific native planting palette. This should be used to provide a defensible boundary to the proposed development that screens views from the wider rural and more sensitive landscape.

LANDSCAPE ASSESSMENT: NURSLING 1 - LAND WEST OF A3057 (ALSO KNOWN AS LAND AT UPTON LANE/UPTON TRIANGLE)

Location and context

- 1.1.77 This parcel cluster includes two parcels: One is a sub-divided, irregular field of pasture bounded to the west by the arc of the slip road (M271) for the M27 Junction, to the north and east by woodland clusters and dispersed/occasional residential properties along Upton Lane, and to the south by an electricity substation. A pylon line crosses the parcel cluster. It is not possible to get access onto the parcel although much of it can be viewed from gaps in the vegetation on Upton Lane.
- 1.1.78 The other parcel in the cluster is the smaller piece of pastoral agricultural land immediately south of the above, and due west of Upton, also crossed by pylons, and bounded by tree-lines and roads.
- 1.1.79 The parcels in the cluster, their principal features and context are shown below.
- 1.1.80 Mapping © Crown copyright, All rights reserved. 2022 License number 100020565 | Contains Ordnance Survey data © Crown copyright and database right 2022



Landscape character context

National (NCA)

1.1.81 The parcel cluster falls within NCA Profile: 128 South Hampshire Lowlands. Detail is contained in the relevant [NCA profile](#) but a summary of relevant key characteristics of the NCA represented in the parcel cluster and context is as follows:

- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.
- In parts, a very urban NCA dominated by the city and port of Southampton and other large towns.

County LCA

1.1.82 At the county level, the parcel falls within LCA 3B: Test Valley. Relevant key characteristics of this area represented in the parcel are:

- Steep abrupt valley sides becoming gentler further south.
- Valley sides have a range of different enclosure patterns and scales with fields defined by hedgerow and hedgerow trees.
- Generally unspoilt, remote and tranquil except for urban influences and noise intrusion close to major towns and roads.
- Small settlements in main valley and tributaries and very lightly populated chalk surroundings contrast in the south with the urban setting beyond the valley edge of Totton and Southampton.

Borough level LCA

1.1.83 At the borough level, the parcel falls within LCA 2B: North Baddesley to Chilworth Woodland Mosaic. Relevant key characteristics of this area represented in the parcel are:

- Pockets of gently undulating pasture and arable fields within a strong framework of hedgerows and woodland cover.
- Remnant heathland and unimproved grassland.
- Large areas of assarting present within the northern portion of this character area, many of a small scale intimate character.
- Woodland and generous woodland belts provide containment to suburban residential development extending from Southampton and Chandler's Ford.
- Views are generally short, mostly to the next field boundary or woodland edge.

Landscape functions

- 1.1.84 Key landscape functions of the parcels in this cluster are those of pastoral agriculture and in creating settlement setting and separation.

Landscape sensitivity analysis

Landscape value

- 1.1.85 The parcels in the cluster are defined by a suite of commonplace landscape elements and also characterised by detracting features such as the M27 motorway, M271 slip road for the M27 and pylons. As such landscape value is at the Neighbourhood level.

Landscape susceptibility

Designated landscape interests (National Parks/AONBs) and Special Qualities:

- 1.1.86 N/A

Landscape scale, pattern, and texture (including cultural pattern):

- 1.1.87 The northern parcel is essentially flat to gently undulating, grazed land characterised by a series of small scale sub-divisions to form paddocks. Judging by the pattern of established broadleaf woodland blocks which form the northern and eastern boundaries, which appear to link to the wider pattern of woodland immediately west (before the local severance which was created by the M271 slip road to the western boundary), the parcel appears to have formed part of an historic assart.. Whilst the assart landscape pattern would have the potential to elevate susceptibility to change, some of the other elements reduce susceptibility in these terms.

- 1.1.88 The southern parcel is a simple, medium scale pasture field bounded by roads, tree-lines and woodland. An old hedgerow and trees on a raised bank along the southern edge of the site at Lymer Villas. The hedge along Upton Lane to the west is also on a slightly raised bank, with site ground level slightly higher than the road. The hedge-bank locally elevates susceptibility to change.

Perceptual and experiential characteristics:

- 1.1.89 To the northern parcel, the M271 slip road is separated from the parcel by a single, relatively thin, tree belt and as such the road markedly influences local perceptual character.

- 1.1.90 The northern parcel is crossed by pylons served by a sub-station in the south of the parcel. To the southern parcel, pylons are also present on site (one within the northern half and one on the southern boundary) with cables aligning in various directions. These and the aural presence of the M27 motorway notably reduce tranquillity and perceptual quality.

- 1.1.91 The visual and aural presence of the motorway and the visual presence and prominence of the pylons combine to reduce susceptibility to change in perceptual terms.

Settlement characteristics and settlement edge conditions:

- 1.1.92 The northern parcel has markedly less settlement influence than the south, although it is encircled to the west by the M271 slip road and contains a large electricity sub-station to the south facing Upton Lane. The southern parcel is bordered to the east by 1960s and 1970s

bungalows and two storey houses which mark the western edge of Upton. All of these elements combine to reduce susceptibility to change in these terms.

Topographic features and skylines:

- 1.1.93 The parcels are defined by a gently undulating topography, with land falling subtly to the south west.
- 1.1.94 In terms of skylines, the northern parcel is defined mostly by the skyline formed by the wooded boundary with the M271 slip road for the M27. The southern parcel is defined by a strong tree-line to the eastern boundary along the A3057 Romsey Road, with boundary trees and woodlands largely forming the skylines of the parcel. Pylons define the skylines of both parcels at points, reducing the susceptibility of skylines to change.

Visual characteristics and intervisibility:

- 1.1.95 Whilst the parcels are relatively contained visually by virtue of boundary vegetation, they have glimpsed intervisibility with the wooded hills to the west towards, at distance, the New Forest National Park and Cranborne Chase & West Wiltshire Downs AONB. This locally elevates susceptibility to change in visual terms.

Overall landscape susceptibility to change arising from the scenario

- 1.1.96 The parcel cluster is of a **Moderate to Low** landscape susceptibility to change arising from the scenario overall. This is by virtue of the commonplace series of landscape elements and the detracting features noted above.

Overall landscape sensitivity

- 1.1.97 Taking into the account the above discussion of landscape value and landscape sensitivity, overall landscape sensitivity to change is judged **Moderate to Low** by virtue of the degraded character created by the detracting features.

Guidance and recommendations

- 1.1.98 This is as follows:
- The northern parcel is far less related to the existing settlement, relating more to large scale transport infrastructure and thereby being better placed for employment development (noting the practical and environmental constraints formed by the pylons). This is subject to the retention of the mature landscape edges to the parcel, minimising vegetation losses for site access and retaining an appropriate buffer between the rootzones of the trees defining the boundaries and any development in the parcel.
 - Further Landscape and Visual Appraisal and potentially also Environmental Colour Assessment is recommended to guide the design process.
 - The southern parcel has a more obvious relationship to the existing pattern of residential development at Upton and could have the potential to assimilate a quantum of well-designed development facing on to the existing settlement edge at Romsey Road, provided that the existing hedgerow and trees were retained and enhanced to create a positive green edge to the new development.

- The pylon line and associated wayleave crossing the southern parcel marks a natural technical and environmental constraint to development and larger scale vegetation could not be accommodated here for this reason. However, effective landscape and visual screening is already provided to the parcel's boundary to the north and west.

ⁱ Hampshire County Council, 2010, *Hampshire Integrated Character Assessment*

ⁱⁱ Test Valley Borough Council/Terrafirma Landscape Architects, 2018, *Test Valley Landscape Character Assessment*

ⁱⁱⁱ Hampshire County Council, 2010, *Op Cit*

