

**Planning Policy**

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**From:** matt.allsope  
**Sent:** 14 September 2018 13:19  
**To:** Planning Policy  
**Cc:** jeremy.gardiner  
**Subject:** Issues and Options Consultation - Land East of Ludgershall  
**Attachments:** Land East of Ludgershall Promotional Statement email version.pdf; Land East of Ludgershall Issues and Options Response.pdf

Dear Sir/Madam,

Please find a link to download our representation on your Issues and Options Consultation in regards to land east of Ludgershall below. This includes:

- Issues and Options Response
- Promotional Statement
- Landscape Visual Statement
- Ecology Assessment
- Access Design
- Illustrative Masterplan

Link: \_\_\_\_\_

The Issues and Options Response and Promotional Statement are both also attached to this email.

We request that you will consider the wider distribution of residential allocations in your forthcoming Local Plan review and that you find land east of Ludgershall suitable for residential development.

If you have any queries about the submission or the site, please do not hesitate to contact me.

Kind regards,

\_\_\_\_\_  
Principal Planner

**WYG**

Tel: \_\_\_\_\_  
Mob: \_\_\_\_\_

[www.wyg.com](http://www.wyg.com)

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**ISSUES AND OPTIONS CONSULTATION FOR THE NEXT  
LOCAL PLAN**

**Test Valley Borough Council**

**Response on behalf of The Faberstown Trust**

September 2018



## Document Control

Project: Land East of Ludgershall

Client: Faberstown Trust

Job Number: HP17048 - A104324

Document Checking:

Prepared by: Matt Allsopp	Signed: MA
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Checked by: JG	Signed: JG
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Issue	Date	Status
1	13/09/2018	Draft
2	14/9/2018	FINAL



1. WYG has been instructed by the Faberstown Trust to respond to the Test Valley Borough Council 'Issues and Options Consultation for the next Local Plan', July 2018. The document is called 'Our Future – How do we Plan for it?'
2. This response should be read alongside the WYG detailed Promotion Statement from October 2017 and the new Promotional Statement dated September 2018 which is submitted alongside this response. These statements set out why the land to the East of Ludgershall is a suitable site for allocation for residential purposes. New technical work has also been submitted to support its proposed allocation, and this comprises:
  - Ecological Appraisal
  - Landscape Visual Impact Assessment
  - Access design
  - Site analysis
  - Conceptual layout
3. However, this response will focus on the higher-level questions raised in the consultation document about strategic issues and does not rehearse the site-specific arguments that have been set out to demonstrate the site is suitable, sustainable, can be delivered, is available and achievable.
4. We believe that the focus within the Northern Test Valley area to deliver 91% of the dwellings in the area around Andover with only 9% in the Rural area is the wrong approach and unbalanced. While Andover would be expected to take a significant share of housing as the main settlement in the north, it is wrong to leave the other settlements with little realistic ability to grow and become more sustainable. We support a strategy that encompasses a variety of site types and sizes to meet the NPPF paragraph 20 requirement for Local Plans to identify an appropriate and sustainable strategy for the pattern and scale of development and help reduce travel. A rebalancing of the strategy to include a larger proportion of other sustainable settlements would address these spatial, delivery and transport objectives.
5. A Sustainability Appraisal / Strategic Environmental Assessment Report was prepared by Test Valley Borough Council in 2013 to assist in the preparation of the Revised Local Plan Development Plan Document (DPD), which forms part of the Test Valley Local Development



Framework. This Sustainability Appraisal reviewed broad areas of search within Andover and surrounding settlements, and this included a broad area of search on the edge of Ludgershall. This concluded that the areas to the north west (in closest proximity to Ludgershall) have 'a higher level of accessibility relative to other parts of the broad area of search' and 'it performs well in relation to biodiversity'. The appraisal also compares each area of search, which concludes that the edge of Ludgershall performs better than Stockbridge and is comparable in performance to areas around Andover.

6. Further to this, the broad areas of search were identified based on the 'top two tiers of Test Valley's settlement hierarchy and the equivalent areas outside the Borough (i.e. Andover, Charlton, Stockbridge and Ludgershall)'. Ludgershall is considered as second tier (Market Town) settlement in Wiltshire and therefore is comparable to Stockbridge (Key Service Centre) in Test Valley. However, all the current allocations in northern rural Test Valley are on land to the east of Andover. The issue arising from this approach is that it severely limits the choice of locations for new house purchasers, concentrating new housing in one location, thereby greatly reducing the price differentials between developments which come to the market. This also creates an almost complete reliance on the delivery of all the housing market area's needs into one location that may not deliver housing at the rate needed. Moreover, many of the allocations on the edge of Andover are not in the most sustainable locations for new housing, as they are so remote from the town centre (ie. beyond walking distance). In this regard, smaller settlements such as Ludgershall provide better opportunities for new development allocations.
7. Many villages to the north and west of Andover are small settlements, with either poor transport connections or special historic characters protected by conservation areas. Villages such as Abbots Ann, Monxton, Amport, Thruxton and Appleshaw are all constrained in these ways. In comparison, Ludgershall is a relatively unconstrained and sustainable Market Town, as demonstrated by the technical work submitted alongside this representation. It has a number of facilities within the settlement and is well connected to Andover with regular bus services along Andover Road that connects the two settlements.



8. Furthermore, the NPPF tasks LPA's with delivering "a wide choice of quality new homes". The Local Plan review provides the opportunity to address the restricted locational choice delivered by the adopted Local Plan. For example, Ludgershall is a more affordable place to live than Andover with lower average house prices. As of September 2018, the website Zoopla states that the average house price paid in Andover is £332,600 whereas the average price paid in Ludgershall is £235,996; this means the average house price in Ludgershall is £96,604 lower than in Andover. Therefore, development on the edge of Ludgershall would provide a better distribution of housing across the north of Test Valley whilst also providing more affordable market housing for the local area.
9. It is essential that new families and individuals are encouraged into Ludgershall to support the local shops and facilities, so they remain viable. There are a good variety of shops, pubs, services, and facilities in existence but as the Issues & Options document recognises, the pressure from on-line shopping is growing and new customers are needed to keep them open. Ludgershall needs to continue to expand for a sustainable future and this presents a unique opportunity to expand the town to the east into Test Valley, onto land which is generally unconstrained and can be developed without harmful impact on the more sensitive parts of Test Valley borough.
10. The Issues & Options document identifies the concerns around the affordability of housing in the borough and accepts that the inability for people to afford their own home is a major problem (para. 3.6). Affordability is a particular problem in the rural areas in the north of the borough where house prices tend to be higher than at Andover. In addition, the Issues & Options document also accepts that commuting patterns are resulting in a higher reliance on private cars with 10% more households in Test Valley owning a car than the national average. Unlike some of the sites in Andover that are over 3km from the town centre and more likely to result in an increase in car ownership, there are other sites available and worthy of consideration in more compact settlements. The proposed allocation in Ludgershall is just over 1km from its town centre, providing a realistic option for people to walk into the centre.
11. It is considered that the current approach as set out in para. 5.9 of the Issues & Options document to focus on large sites in Andover and Romsey cannot on its own meet the upcoming



challenges that are set out later in the same paragraph. This points out that national planning policy seeks to distribute development to reduce the need to travel, that development should promote and retain existing services, and support rural areas. Therefore, in addition to large allocations at Andover and Romsey, development allocations should be made at other more sustainable settlements in or adjoining the borough, including at Ludgershall.

12. Figure 11 – Summary of commuting flows for Test Valley from 2011 Census shows that out of the total 24,993 out-commuters 2,539 travel out of the Borough and into Wiltshire. This clearly shows that a high proportion of residents in Test Valley need to travel westward each day for work, so by providing new housing on the far western boundary of the Borough, travel times and distances can be cut for commuters. In the opposite direction, 5,394 travel into Test Valley from Wiltshire from a total of 22,985 inward commuters. This direction of travel is the largest inflow of commuters from one location in the whole of Test Valley, higher than both Southampton and Eastleigh. This may be because many people cannot afford to live in Test Valley, specifically Andover, so they live in Wiltshire and commute inwards. As discussed earlier, the significantly cheaper property values in Ludgershall mean that a new development on land East of Ludgershall will provide new homes at more affordable prices for people who are otherwise priced out of Test Valley. Once again, this will also mean those travelling in would have short commutes, reducing the need to travel.
13. This point is expanded on in paras. 5.12 - 5.14 of the Issues & Options where it specifically accepts that those in rural villages and settlements rely on the market towns, that rural villages are becoming increasingly unaffordable for families and young people and that they lack downsizing opportunities through lack of supply. It points out how this leads to unbalanced communities and can affect services, facilities, employment and housing. The current local plan strategy of relying on community led planning and rural exception sites to meet these needs in rural communities is clearly not addressing this issue in any significant way and a step change is necessary. It is understood that there are currently no 'made' Neighbourhood Plans in the Borough and so there will not be many sites coming forward from the community in the foreseeable future and only 9 dwellings have been delivered under the rural exception





sites policy in the last 5 years. This scale of 'support' for rural communities is clearly insufficient to address these challenges.

14. We believe that the current approach in northern Test Valley of focusing on Andover only provides part of the solution, that the new communities there need time to integrate and that any further peripheral expansions of Andover will be less sustainable than other possible locations. For example, it is approximately 3.5km from the middle of Picket Piece (walking) to the Guildhall in Andover town centre, whereas it is only just over 1km from the eastern edge of Ludgershall to its town centre.
15. Simply allocating more sites on the edge of Andover to meet the housing needs of the Northern Housing Market Area for Test Valley is not as sustainable as delivering more homes in settlements which have accessible facilities already in place to support an increased local population. There is also the risk that, by not adding to these local populations, those facilities will not have the critical mass of users to sustain them. The NPPF recognises this point clearly and states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby." (paragraph 78 of NPPF, 2018).
16. Ludgershall very much falls into this scenario and requires its population to expand to support local services both within the settlement itself, but also in supporting the neighbouring settlements that rely on it.
17. Therefore, for the reasons stated above, and as reflected in the Issues & Options document itself, it is considered that a new approach to the spatial distribution of development is needed, with a mixture of options pursued. This includes continuing with extant Local Plan allocations together with new development allocations at other Key Service Centres in the borough. The 'proportionate distribution to parishes' should not just be based on the existing populations



but should be weighted to reflect the sustainability of each location, thereby ensuring that sustainable development options on the border of Test Valley are not inadvertently overlooked due to the position of local authority administrative boundaries.

18. Planning is underpinned by the need to ensure that new development is sustainable, so it is essential that new development is directed towards the settlements that can provide a sustainable location.

19. Again, the NPPF supports this approach to expanding settlements with significant extensions where they have suitable infrastructure and facilities, such as Ludgershall:

“The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.” (paragraph 72 of NPPF, 2018).

20. Whilst the ‘community led distribution’ and ‘new village’ options are worthy of consideration at this early stage in the development plan process, it is clear that delivering housing through Neighbourhood Planning is not a credible option here. Likewise, the “new village” option (assuming that a credible proposal exists) is a long-term proposal that will not meet the existing needs identified in the next ten years at least.

21. In response to question 4, the Faberstown Trust supports the Government’s standard methodology and believe that the local plan’s housing requirement should follow that approach as this brings an objective and consistent approach to the housing numbers debate.

22. The Faberstown Trust also believe that the answer to question 5 is that increased housing clearly supports economic growth and would boost for the local economy around Ludgershall. The Home Builders Federation carried out research in 2015<sup>1</sup> that demonstrated the economic impact of housebuilding with new jobs created both directly and in supporting industries, a

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[https://www.hbf.co.uk/fileadmin/documents/research/Economic Fotprint BPF Report March 2015 WEB.pdf](https://www.hbf.co.uk/fileadmin/documents/research/Economic_Fotprint_BPF_Report_March_2015_WEB.pdf)



significant boost for suppliers (many of whom are small local businesses), and increased expenditure in local shops and services. The small businesses in the rural community around Ludgershall would stand to benefit considerably from new development, both in the shorter term during construction, and then on-going from the new residents.

23. For all the reasons set out above, we believe that the answer to questions 7 & 8 are that there should be a revised 'proportionate distribution to parishes' where Key Service Areas / Market Towns (or equivalent from Test Valley border settlements) are given a proportion of new development that is weighted in accordance with how sustainable each settlement is and not just in relation to the size of the existing Test Valley parish population. We submit that land East of Ludgershall should be allocated for housing development in order to take advantage of the existing facilities in the town, which is a more sustainable location for development than most of the other smaller rural settlements in northern Test Valley. Such an allocation would deliver more affordable market housing than in the majority of northern Test Valley, it would assist in reducing inward and outward commuting, and it would bring forward a relatively unconstrained site for development, thereby reducing development pressures in more sensitive parts of the borough.





# Land East of Ludgershall

## Promotion for Residential Development

September 2018





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# 1 Introduction

This promotional submission has been prepared on behalf of our client, the Faberstown Trust, to promote land east of Ludgershall for housing development through the Test Valley Strategic Issues and Options Consultation for the next Local Plan.

It provides a summary of the background planning position, contextual and site analysis and presents a conceptual development framework.

The 15.8 ha field abuts the eastern edge of Ludgershall at Faberstown and marks where the administrative boundaries of Wiltshire Council and Test Valley Borough Council meet. As this administrative boundary runs along the western edge of the site, the site falls within but on the edge of Test Valley Borough Council's administrative area.

The south-western boundary of the site is bound by Andover Road (A342), providing road access to Andover to the south-east (5 miles), Devizes to the west (18 miles) and Marlborough to the north (13 miles).

## **Test Valley Adopted Local Plan 2011-2029 (Revised):**

The key Local Plan policy from Test Valley (COM1) identifies that there is a minimum housing provision of 10,584 homes which must be met by the end of the 18-year Plan Period.

The Local Plan housing requirements are divided into two parts (Southern and Northern) to allocate residential commitments. The Northern Test Valley area, within which the site resides, has been allocated a housing provision target of 7,092 homes to be delivered over the Plan Period (394 per annum). This housing requirement has further been split into the areas of Andover and the Rural Test Valley.

The Local Plan Policy COM1 sets out that over the 18-year Plan Period, Rural Test Valley will be responsible for delivering an allocation of 648 homes (36 per annum).

On 14th September 2017, the Department for Communities and Local Government (DCLG) set out details on how it intends the proposed standard methodology for assessing housing need to operate. This indicative assessment of housing need, allocates 559 dwellings per annum to Test Valley. This is in line with the adopted Local Plan figure of 588 dwellings per annum. Therefore, Test Valley BC will be required to allocate further strategic sites for housing in the forthcoming Local Plan Review at the same scale as in the adopted Plan.

## **Issues and Options Consultation for the next Local Plan**

Our response to the current consultation will be submitted alongside this but in a separate representation.





Site Location Plan

## 2 Planning Context

A Sustainability Appraisal / Strategic Environmental Assessment Report was prepared by Test Valley Borough Council in 2013 to assist in the preparation of the Revised Local Plan Development Plan Document (DPD), which forms part of the Test Valley Local Development Framework. This Sustainability Appraisal reviewed broad areas of search within Andover and surrounding settlements, this included a broad area of search on the edge of Ludgershall.

This concluded that the areas to the north west (in closest proximity to Ludgershall) have 'a higher level of accessibility relative to other parts of the broad area of search' and 'it performs well in relation to biodiversity'. The appraisal also compares each area of search, which concludes that the edge of Ludgershall performs better than Stockbridge, a Key Service Centre, and is comparable in performance to areas around Andover.

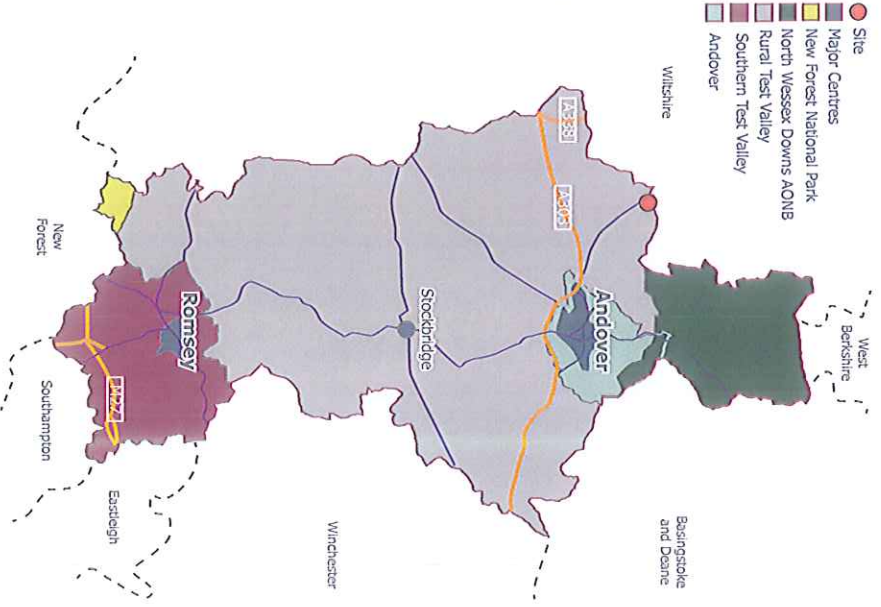
Further to this, the broad areas of search were identified based on the 'top two tiers of Test Valley's settlement hierarchy and the equivalent areas outside the Borough (i.e. Andover, Charlton, Stockbridge and Ludgershall)'. Ludgershall is considered as second tier (Market Town) settlements in Wiltshire and therefore is comparable to Stockbridge (Key Service Centre).

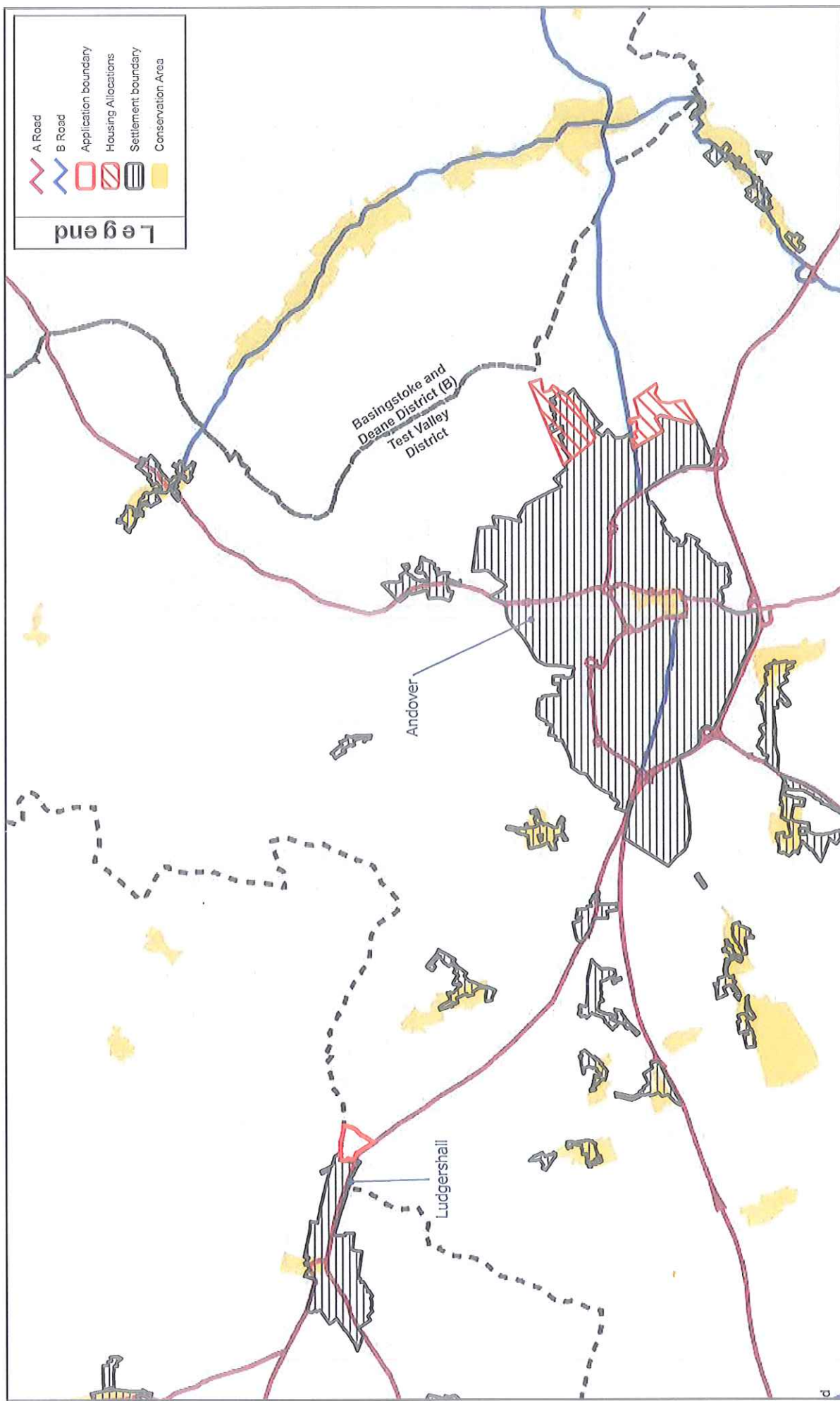
However, all allocations in north Rural Test Valley are on land to the east of Andover, as can be seen on the Allocation Distribution Plan on the next page. The issue arising from this approach is that it severely limits the choice of locations for new house purchasers, concentrating new housing in one location, thereby greatly reducing the price differentials between developments which come to the market.

Many villages to the north and west of Andover are small settlements, with either poor transport connections or are protected by conservation areas. Villages such as Abbots Ann, Monxton, Amport, Thruxton and Appleshaw are all constrained in these ways.

In comparison, Ludgershall is a relatively unconstrained and sustainable Market Town, as demonstrated in the following Site Context and Analysis section of this statement. It has a number of facilities within the settlement and is well connected to Andover, with regular bus services along Andover Road that connects the two settlements.

Furthermore, the NPPF tasks LPAs with delivering "a wide choice of quality new homes". The Local Plan review provides the opportunity to address the restricted locational choice delivered by the adopted Local Plan. For example, Ludgershall is a more affordable place to live than Andover with lower average house prices. As of October 2017, the website Zoopla states that the average price paid in Andover is £289,167 whereas the average price paid in Ludgershall is £233,578; this means the average house price in Ludgershall is £55,589 lower than in Andover. Therefore, development on the edge of Ludgershall would provide a better distribution of housing across the north of Test Valley whilst providing more affordable housing for the local area.





Allocation Distribution Plan

## 2 Planning Context

### Wiltshire Core Strategy 2015 - Tidworth Area Strategy

The Tidworth Community Area is located on the eastern edge of Wiltshire Borough Council's Authority Boundary, and contains two key Market Towns - Ludgershall and Tidworth. The area is mostly rural in its character and includes part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The main settlements within the community area include Tidworth and Ludgershall. Currently the area is dominated by the presence of the military as one of the largest employers in the area. As Salisbury Plain, the military's largest training area (390 km<sup>2</sup>), is located within the Community Boundary, the settlements of Ludgershall and Tidworth provide local centres and popular residential locations for military employees.

The local Tidworth Area Strategy aims to develop Tidworth and Ludgershall to serve complimentary roles and develop a range of shared facilities and services. In doing this, the local area plan aims to introduce a mix of both military and civilian employment spaces and local facilities to serve a more varied and sustainable population.

Over the Local Plan Period (2006-2026), 12 hectares of new employment space will be provided (excluding what had been delivered or committed to before April 2011). Core Policy 35 allocates 12 ha of new employment space at the Castledown Business Park located north of Tidworth Road in Ludgershall.

Although Tidworth and Ludgershall have not been identified as locations to support strategic sites for employment growth, Castledown Business Park (Reserved from the previous Kennet District Local Plan 2011) remains a significant location for employment growth for the short and medium term.

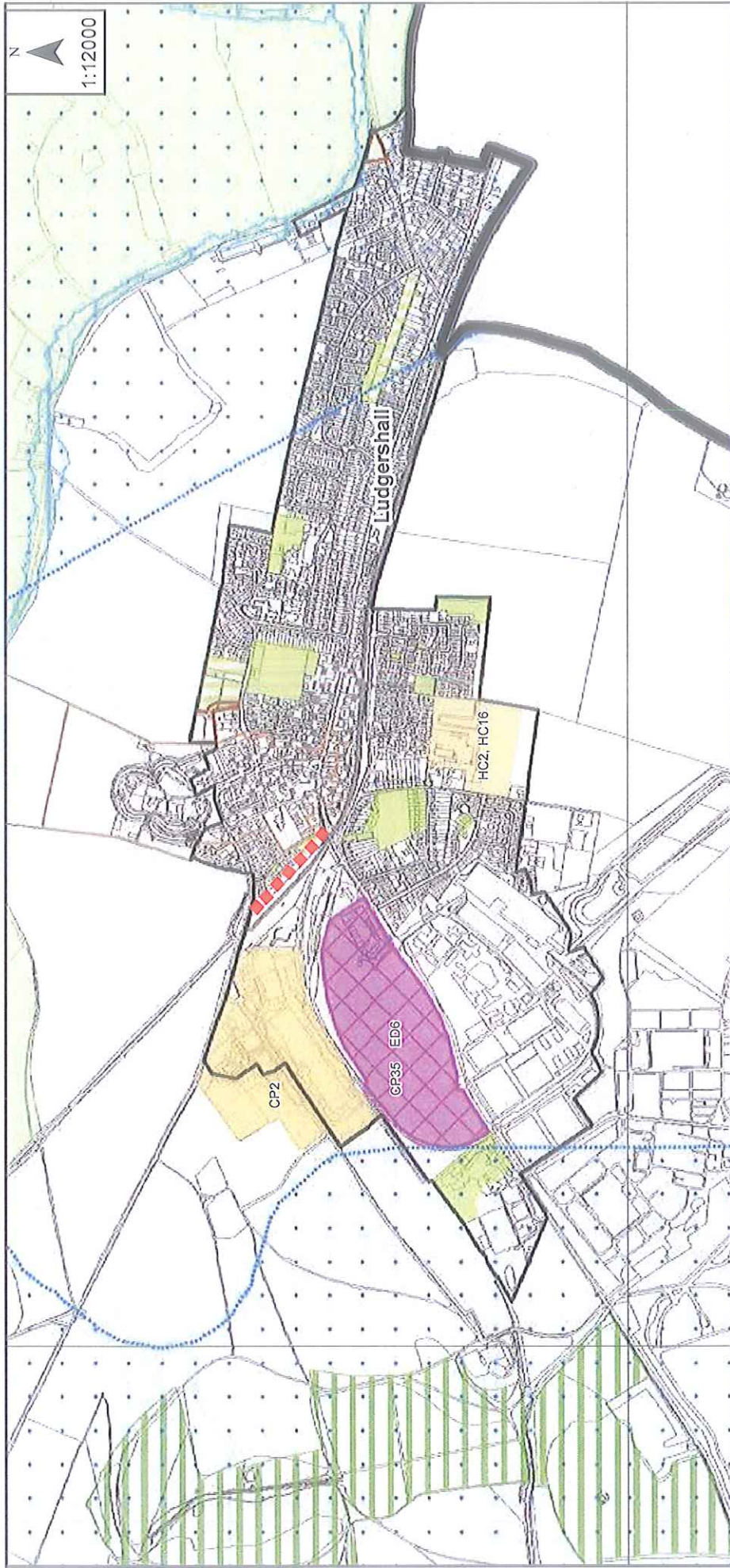
The proposed housing delivery requirement for the Tidworth and Ludgershall Community Area states that over the duration of the Local Plan Period, the delivery of 1,900 new dwellings must be achieved. The settlement areas of Tidworth and Ludgershall Town are responsible for delivering 1,750 of these during this period, with land for 74 dwellings yet to be identified.

One proposed strategic housing site has been located at Ludgershall - Drummond Park (MSA Depot) (CP2), north of the allocated employment area at Castledown Business Park, with the potential to deliver 475 new dwellings.

It is clear from the above that Ludgershall is a settlement that Wiltshire have deemed appropriate to allocate a large quantum of land for development; both residential and employment. Ludgershall is therefore a settlement which will grow significantly within the period to 2026.

The north, west and south of Ludgershall is dominated by either environmental designations, employment sites or the military. Whereas the eastern end of Ludgershall is mostly residential in nature and is an appropriate place to extend the settlement. However, the District Boundary limits the extension of Ludgershall to the east.

Given its location on the Wiltshire/Test Valley boundary, it should be seriously considered as a location for a strategic housing allocation in the forthcoming Test Valley Local Plan review.



Tidworth Area Strategy Plan

- Legend**
- Community Area Boundary
  - Settlement Framework
  - Settlement Framework Boundary
  - Transportation
    - Road proposal AT25 (KLP)
    - Primary Roads Network
    - Railway
  - Water
    - Source Protection Zone
    - Flood Risk Zone 2 or 3
    - Housing
    - Residential Allocation
    - Landscape, Biodiversity and Goodiversity
    - County Wildlife Site
    - Area of Outstanding Natural Beauty
  - Special Area of Conservation, Site of Special Scientific Interest, Special Protection Area
    - Now Development in Service Centre ECD4 (KLP)
    - Employment
    - Principal Employment Area CP35
    - Employment Allocation
    - Green Infrastructure
    - Protection of Allotments T120 (KLP)
  - Existing Outdoor Sport and Recreation Facilities TR17 (KLP)
    - Built Environment
    - Conservation Area
    - Area of Minimum Change HH10 (KLP)

### 3 Context Analysis

The site is situated in a sustainable location with key services close by in Ludgershall. Local facilities include Ludgershall Castle Primary School, St James Church, Ludgershall Sports and Social Club, three convenience stores (Cooperative Food store, Nisa and Tesco Express), local restaurants and drinking establishments, a local park with children's play equipment on Deweys Lane and local fire services. There is also a local health centre and doctors' surgery, a post office, additional retail and service facilities and Town Council offices located on the High Street. The nearest convenience store (Nisa) is located at the service station approximately 470m southeast of the site along Andover Road.

The nearest bus stop is located to the east on Andover Road, approximately 450m from the centre of the site. The Activ8 service, provided by Salisbury Reds, offers regular service (30 min. intervals) to Salisbury and a more regular service between Ludgershall and Andover (15 min. intervals). This service provides access to bus and train stations in Andover, with an average journey time of approximately 20-25 minutes. From this stop, residents also have access to the 852 service run by Stagecoach. This service runs once a day (7:20am) and terminates at Peter Symonds Sixth Form College in Winchester. From the centre of Ludgershall there is also access to a Stagecoach service (80) to Swindon which runs 4 times a day.

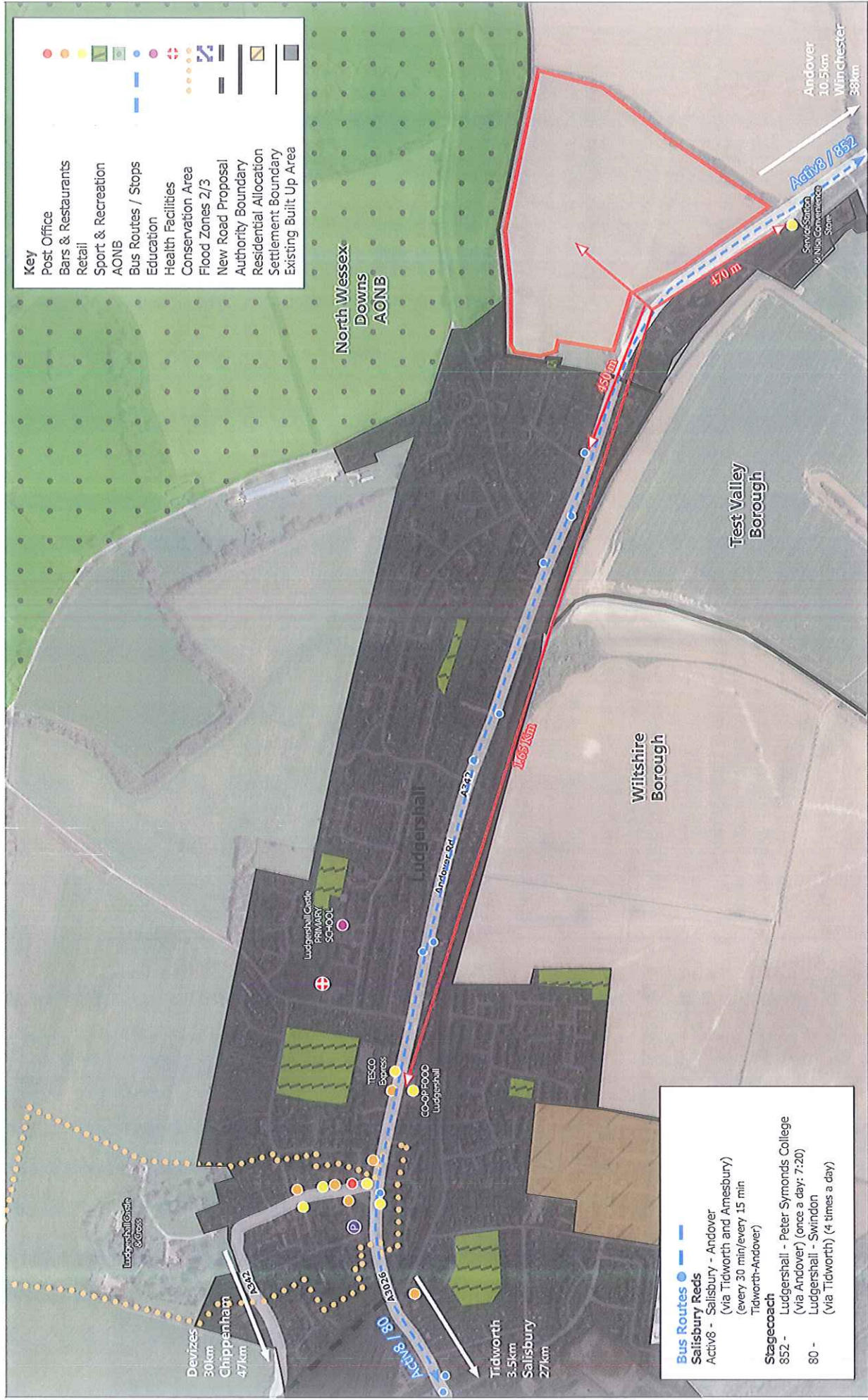
Abutting the western boundary of the site are the residential streets of Graspan Road and Pretoria Road. There is a small children's play area located on the western boundary at the end of Pretoria Road. Existing development at Faberstown extends eastwards along the southern side of Andover Road to the south of the site; including motor services, service station and a Nisa convenience store. The site extends no further east than this existing development to the south (see Context Analysis Plan opposite).



Childrens play area on the western boundary of the site



Nisa Local and service station on Andover Road



Context Analysis Plan

# 4 Ecology

## Work undertaken

A desk study was undertaken to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected/notable species within the site and its zone of influence. This report has been submitted alongside this statement however its findings have been summarised in this section.

A preliminary ecological appraisal was carried out on site on 27th March 2018 to record habitat types and dominant vegetation, including any invasive species, and a reconnaissance survey for evidence of protected fauna or habitats capable of supporting such species.

Finally, a report has been written which provides an assessment of the potential ecological receptors present on site, any constraints they pose to future development and any recommendations for any further surveys, avoidance, mitigation or enhancement measures that are needed.

## Results

The marginal habitats on site in the form of woodland, hedgerows and grassland strips are considered to have the potential to support badgers, nesting birds, reptiles, dormice and foraging and commuting bats. However, the vast majority of the site comprised agricultural fields of limited ecological value.

## Recommendations

The following measures are recommended to mitigate ecological effects and protect against potential breaches in wildlife protection legislation:

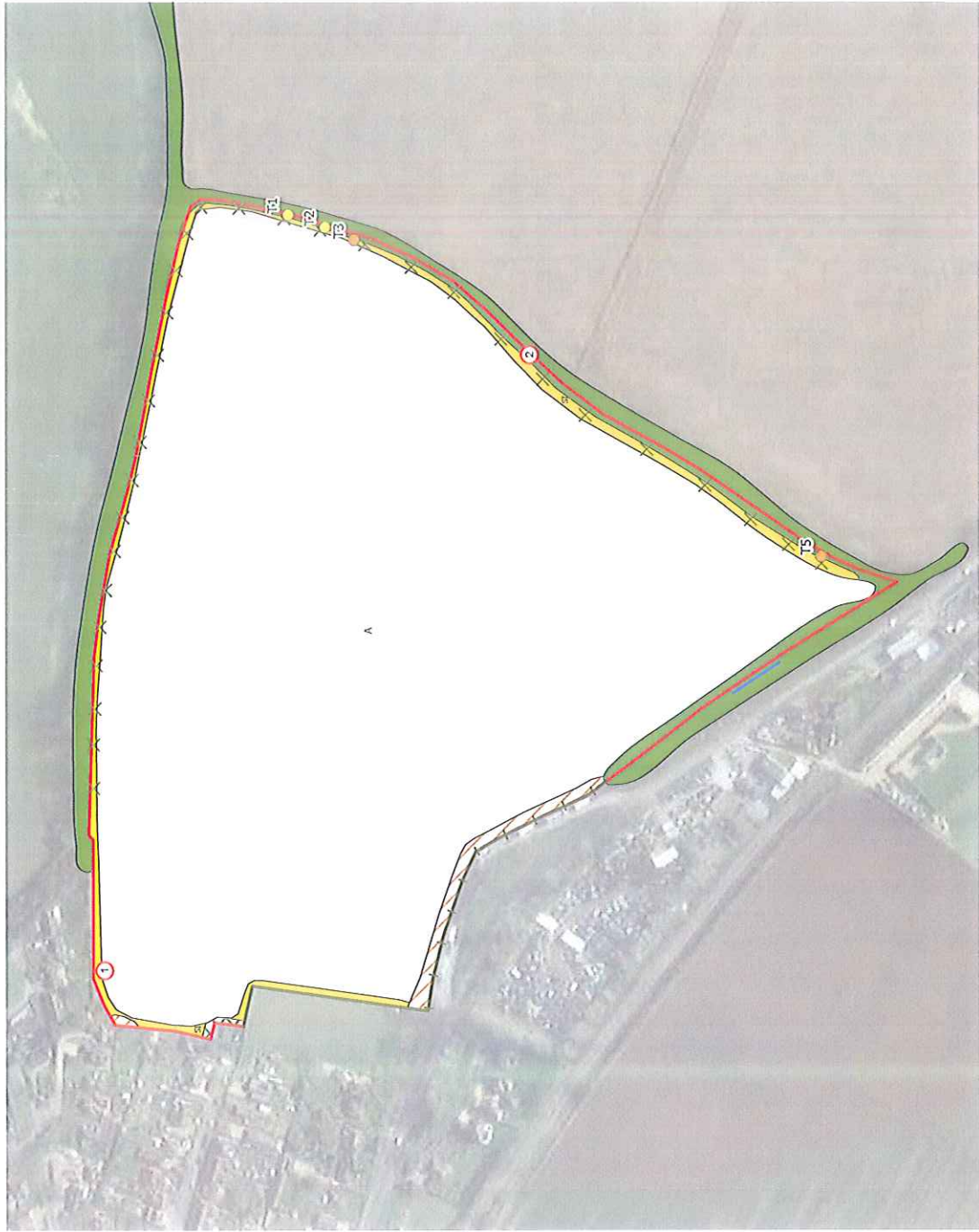
- It is recommended that boundary habitats i.e. woodland, hedgerows and grassland strips are retained where possible on site.
- It is recommended that a pre-commencement badger survey and nesting birds check is undertaken prior to works commencing.

The following surveys are recommended to understand the impact on ecological features that might be present on site based on the habitat recorded:

- Reptile surveys within grassland margin.
- Bat activity surveys to be conducted between April and October, one in spring (April-May), one in summer (June- August) and one in autumn (September-October).
- Dormouse presence/likely absence survey within woodland and hedgerow boundaries.







- Legend**
- Site boundary
  - A Arable
  - Broad-leaved semi-natural woodland
  - Dense scrub
  - SI Semi-improved neutral grassland
  - Tall ruderal
  - Intact hedge (species-poor)
  - Hedge and trees (species-poor)
  - Ditch
  - X Scattered scrub
  - 1 Target note
  - Tree with bat roost suitability
    - Moderate
    - Low

Context Analysis Plan

## 5 Landscape

The Landscape and Visual Statement has considered the likely effects of the proposed residential development on the landscape character and visual amenity within a 4km study area. The Landscape and Visual Statement is broadly based on GLIVAS and its application has established an appropriate scope for the initial appraisal to be undertaken.

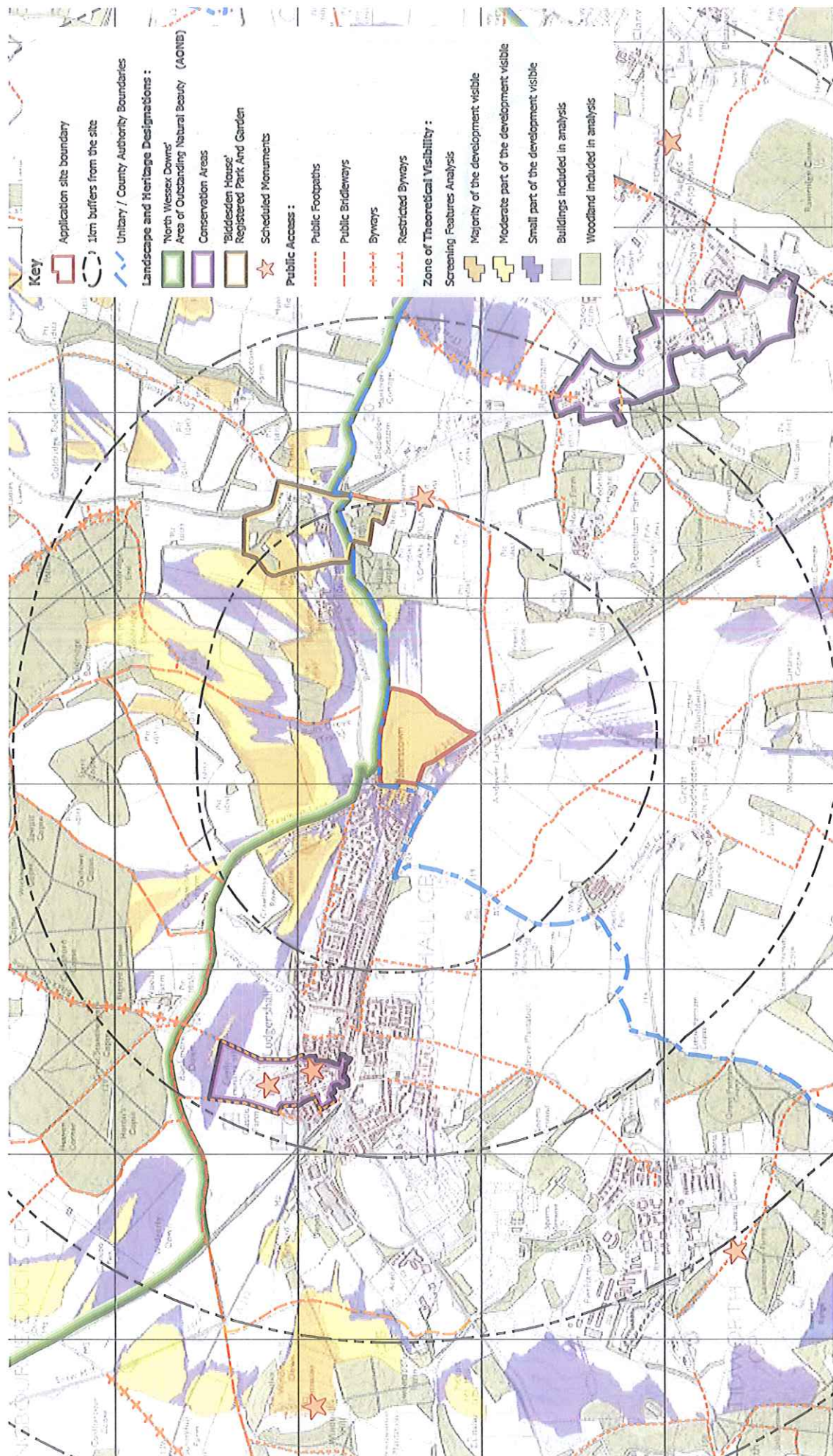
The site has a rural character setting within arable farmland but is influenced by its relationship with the edge of the Ludgershall settlement and its close proximity to the A342 Andover Road. The character of the site is also influenced by its close proximity to the North Wessex Downs AONB, particularly in that it benefits from a strong sense of enclosure afforded by the surrounding woodland blocks and the undulating downland topography.

National and local policy permits development that is *sympathetic to local character and history, including the surrounding built environment and landscape setting ...*, which can also demonstrate 'high quality in terms of design and local distinctiveness' that would not adversely affect the North Wessex Downs Area of Outstanding Natural Beauty.

The Zone of Theoretical Visibility - Screening Features Analysis plan on the opposite page is a ZTV for the landscape study area that was prepared as part of this initial assessment. This analysis for 9m height proposed buildings includes existing buildings and woodland screening features within the study area. The ZTV indicates that limited parts of the surrounding landscape within the study area would have potential for views of the proposed development.

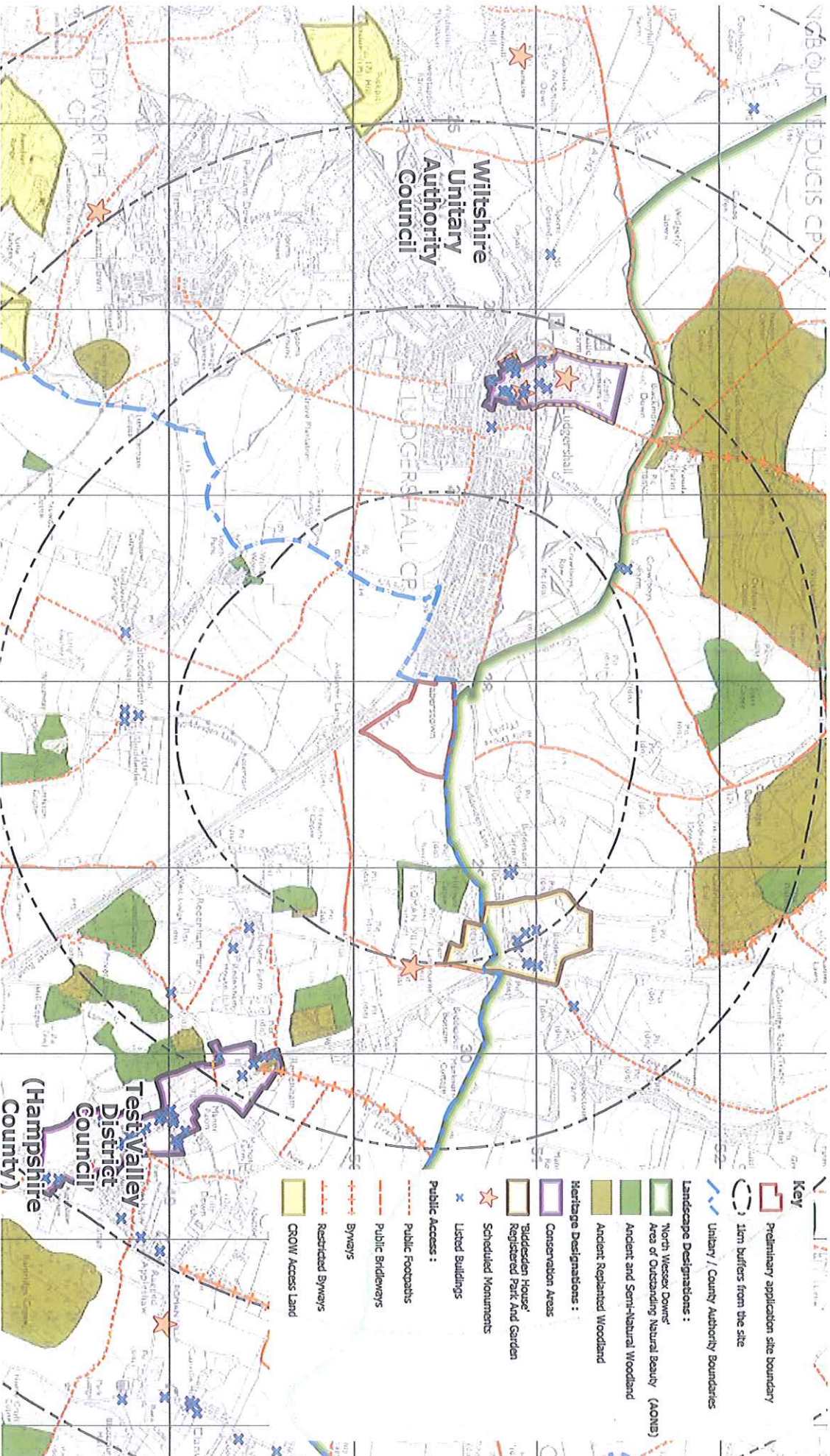
A viewpoint appraisal was also carried out to confirm the initial desk studies and ZTV analysis from areas of public access. The height and density of perimeter vegetation surrounding the site, limits the opportunity for open, unobstructed views across the site.

The Landscape and Visual Statement concludes that the site represents an opportunity to accommodate the proposed residential development and associated mitigation without unacceptable change to the landscape character and visual amenity experienced within the surrounding landscape.



Zone of Theoretical Visibility - Screening Features Analysis

# 5 Landscape



Designations - Landscape, Heritage and Public Access

# 6 Access

Access for the site is proposed to be taken from Andover Road, through the existing layby. The access will provide 2m footpaths on either side of the proposed road and will tie into the local footpath network.

Due to the curve of the road, 9m x 70m visibility splays can easily be achieved, providing a safe and suitable access to the proposed residential site.

Further to this, it is proposed that a new town gateway is created before the proposed access, south down Andover Road. This would slow traffic down before it gets to the proposed site and provide slower traffic through Ludgershall.



## 7 Site Analysis

- The North Wessex Downs (NWD) AONB is to the north of the site, however there is little visual connection from the AONB to the site;
- The design of any development will have to take into account its impact on the setting of the NWD AONB. This will affect the extent, scale and location of development on the site;
- The site is contained on three sides by strong belts of mature boundary trees. These should be retained and buffer areas should be provided between these tree belts and housing to avoid shading, avoid impact on root systems, and provide ecological corridors.
- Access can be taken from the land used currently for a layby as that location provides excellent visibility and therefore a safe point of access.
- There is the opportunity to create a new gateway to Ludgershall, which in turn would slow traffic on this part of Andover Road.
- Consideration of the existing residents to the west should be dealt with sensitively.
- A ecological buffer should be included to protect environmental potential of the woodland edges of the site.
- There is an opportunity to provide a pedestrian and cycle gateway into the site from Pretoria Road.
- Opportunity for some long distance views



Strong tree belt to be protected with a buffer zone



Relationship with existing residential at Faberstown



Potential location for access

# Opportunities and Constraints Plan

Wiltshire Council  
Test Valley Borough Council

**KEY**

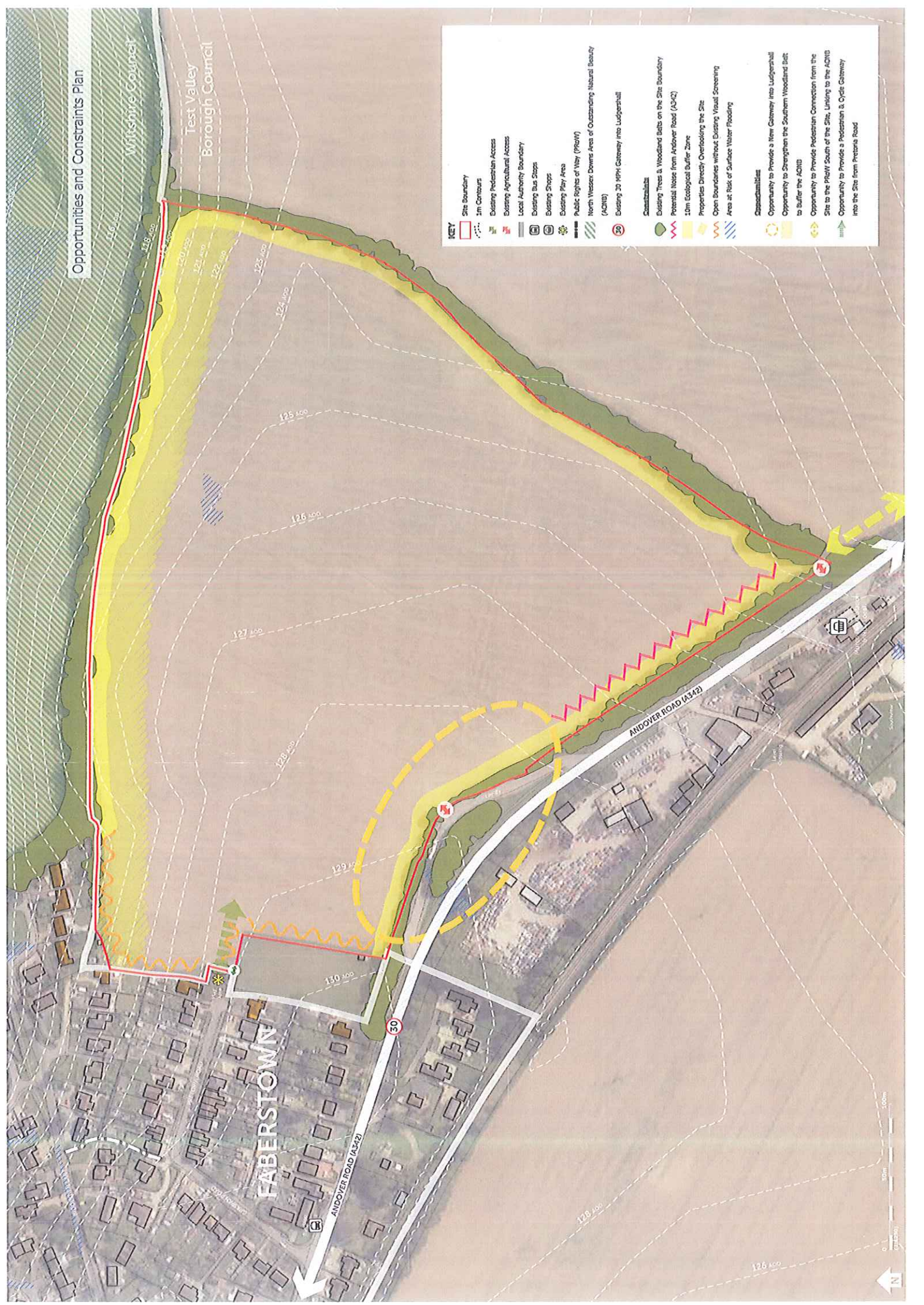
- Site Boundary
- 3m Contours
- Existing Pedestrian Access
- Existing Agricultural Access
- Local Authority Boundary
- Existing Bus Stops
- Existing Shops
- Existing Play Area
- Public Rights of Way (PROW)
- North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Existing 30 MPH Gateway into Ludgershall

**Constraints**

- Existing Trees & Woodland Belts on the Site Boundary
- Potential Noise from Andover Road (A342)
- 10m Ecological Buffer Zone
- Properties Directly Overlooking the Site
- Open Boundaries without Existing Visual Screening
- Area at Risk of Surface Water Flooding

**Opportunities**

- Opportunity to Provide a New Gateway into Ludgershall
- Opportunity to Strengthen the Southern Woodland Belt to Buffer the AONB
- Opportunity to Provide Pedestrian Connection from the Site to the PROW South of the Site, Linking to the AONB
- Opportunity to Provide a Pedestrian & Cycle Gateway into the Site from Pretoria Road



## 8 Conceptual Layout

The site is relatively unconstrained and provides an opportunity to create a desirable place to live. To achieve this the conceptual layout opposite maximises the number of homes that will look out into the countryside and creates new quality open spaces.

The conceptual layout delivers 350 dwellings on a development area of circa 9.7 ha, creating a net density of 36 dwellings per hectare (dph) but a gross density of only 22 dph.

The layout provides approximately 5.6 ha of open space, which means the proposal over-provides its requirement for open space (approx. 2.7 ha required by Policy LHW1: Public Open Space of the Test Valley Borough Revised Local Plan DPD 2011 - 2029). This includes play areas, parkland and informal open space.

The proposal has been informed by the technical work undertaken on site. The access, designed by a highways engineer, has been taken through the layby on Andover Road. This access provides sufficient capacity to service the proposed development. Due to the 'bend' on the road the access has very good visibility in both directions.

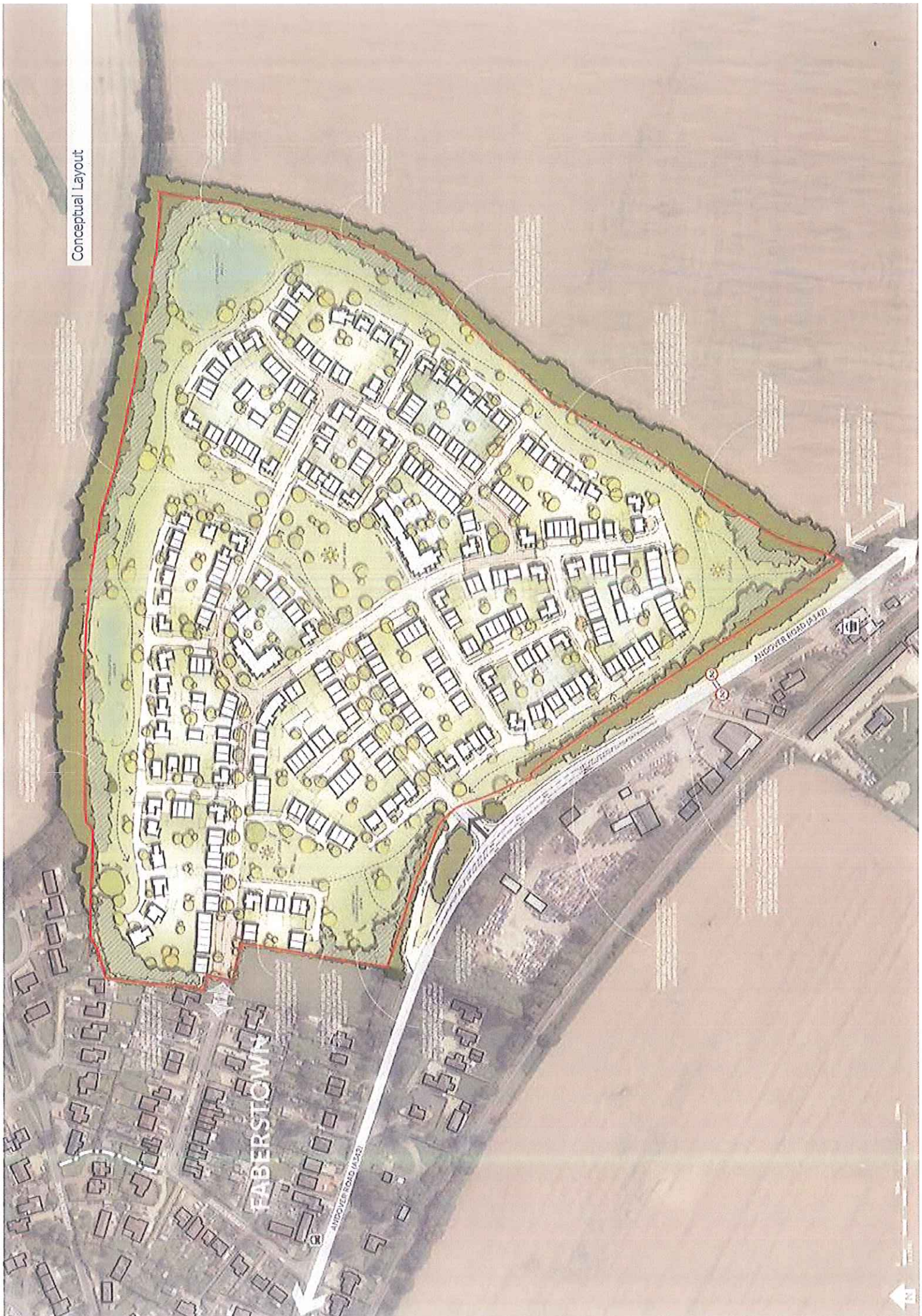
The ecological appraisal stated that the edges of the site are the most sensitive areas, with the agricultural centre of the site having very low ecological value. Therefore, development has been kept away from these edges and fronts onto the open space created by this buffer zone. This natural surveillance creates a safe and soft edge to the proposal. The boundary trees will be both retained and re-enforced, where needed. New tree planting throughout the development will mitigate any visual impact of the development.

The landscape analysis found that the site is not visible from most of the AONB due to the extensive tree cover and lack of long distance views towards the site. This means that development is suitable across the site, with creating a strong urban link to Faberstown a key priority for the landscape character.

A new pedestrian and cycle link will be created through to Pretoria Road. New pedestrian and cycle routes will also be created around and throughout the site.



Conceptual Layout



# 10 Summary and Conclusion

The Wiltshire settlement of Ludgershall is on the border with Test Valley and provides a sustainable alternative to Andover, as a future strategic development location for the Test Valley Local Plan review.

The Government White Paper 'Planning for the right homes in the right places' and the subsequent release of the new NPPF in July 2018 aims to tackle the lack of affordability of housing. One of the ways the new NPPF does this is to include affordability into the objectively assessed needs. After January 2019, Local Authorities adopting a new Local Plan will have to use the new standard methodology, which means that Test Valley will need to deliver 569 dwellings per annum. The Council will be required to allocate further strategic sites for housing in the forthcoming Local Plan Review at the same scale as in the currently adopted Plan.

The Government is clear that it wants to improve affordability, and there is an opportunity to provide very affordable housing (in its wider sense) for local people on this relatively unconstrained and edge of settlement site. Average house prices are significantly lower in Ludgershall than Andover, thus providing a greater choice of low cost market housing in Test Valley.

The site could also deliver about 140 homes for affordable rent and shared ownership (at 40% of the total), making an important contribution to addressing housing need in north-west Test Valley.

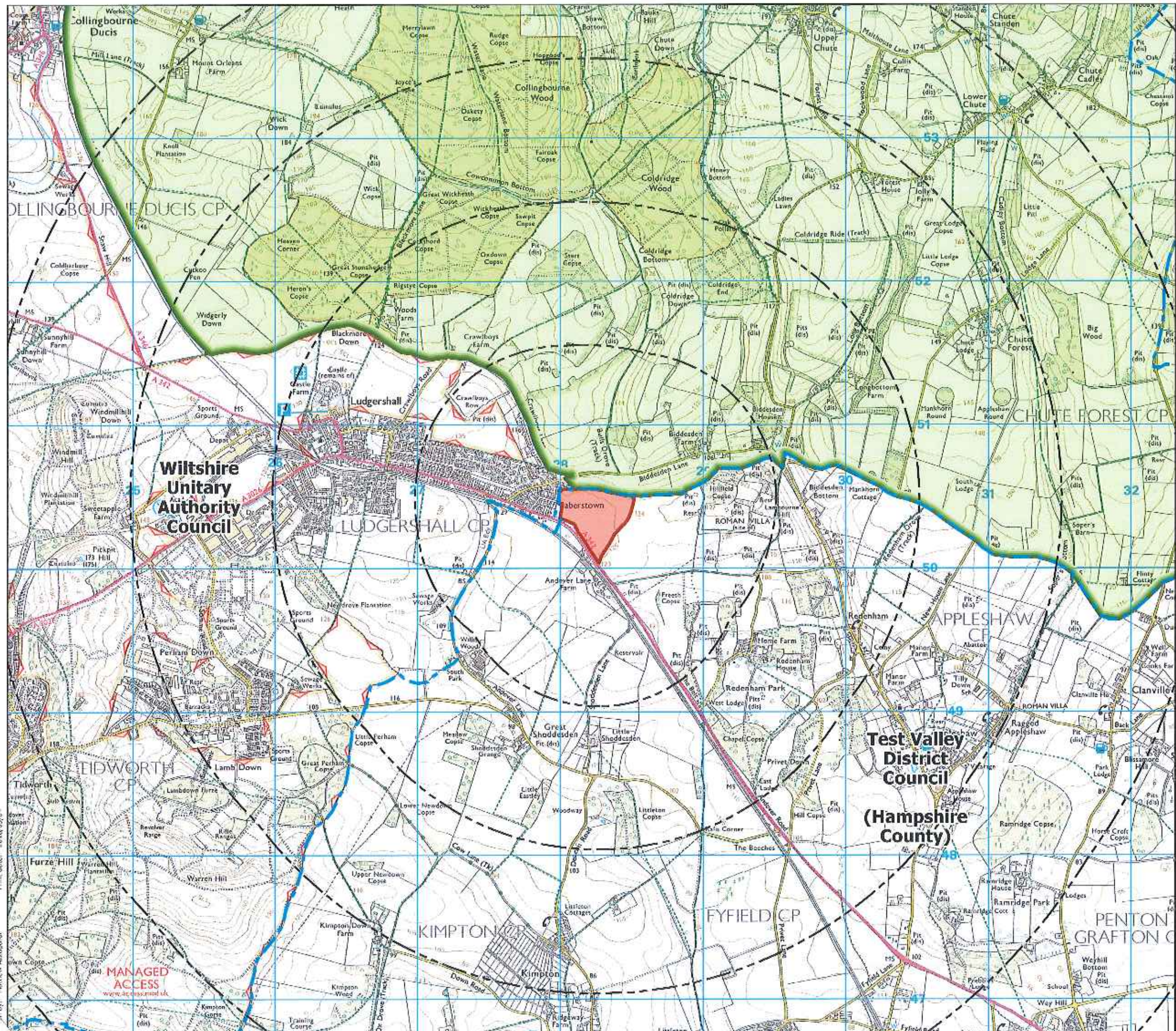
The settlement is well connected to local transport links; such as main roads (Andover Road connecting directly to Andover), bus routes and cycle ways. Ludgershall itself has a substantial number of facilities for local residents; these include a primary school, local health centre and doctors' surgery, a post office and a petrol station. The settlement has other leisure facilities such as pubs, sports facilities and shops.

The site could accommodate around 350 dwellings and would deliver a substantial amount of open space and new recreational facilities. As the site is relatively unconstrained, it is available immediately and could be delivered in the next 5 years. Therefore, this site could make a significant contribution towards Test Valley meeting its housing need requirement.

It is suggested that the Issues and Options Consultation for the next Local Plan considers a better distribution of residential development sites across Northern Test Valley and that land east of Ludgershall provides a suitable location for the allocation of residential land.











**The  
Faberstow  
Trust**

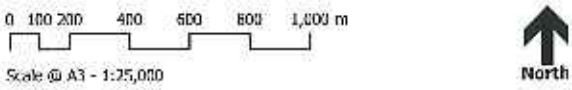


Land East of Ludgershall  
Andover Road, Faberstow

**Site Location LA.01**

**Key**

-  Application site boundary
-  1km buffers from the site
-  Unitary / County Authority Boundaries
-  'North Wessex Downs' Area of Outstanding Natural Beauty (AONB)

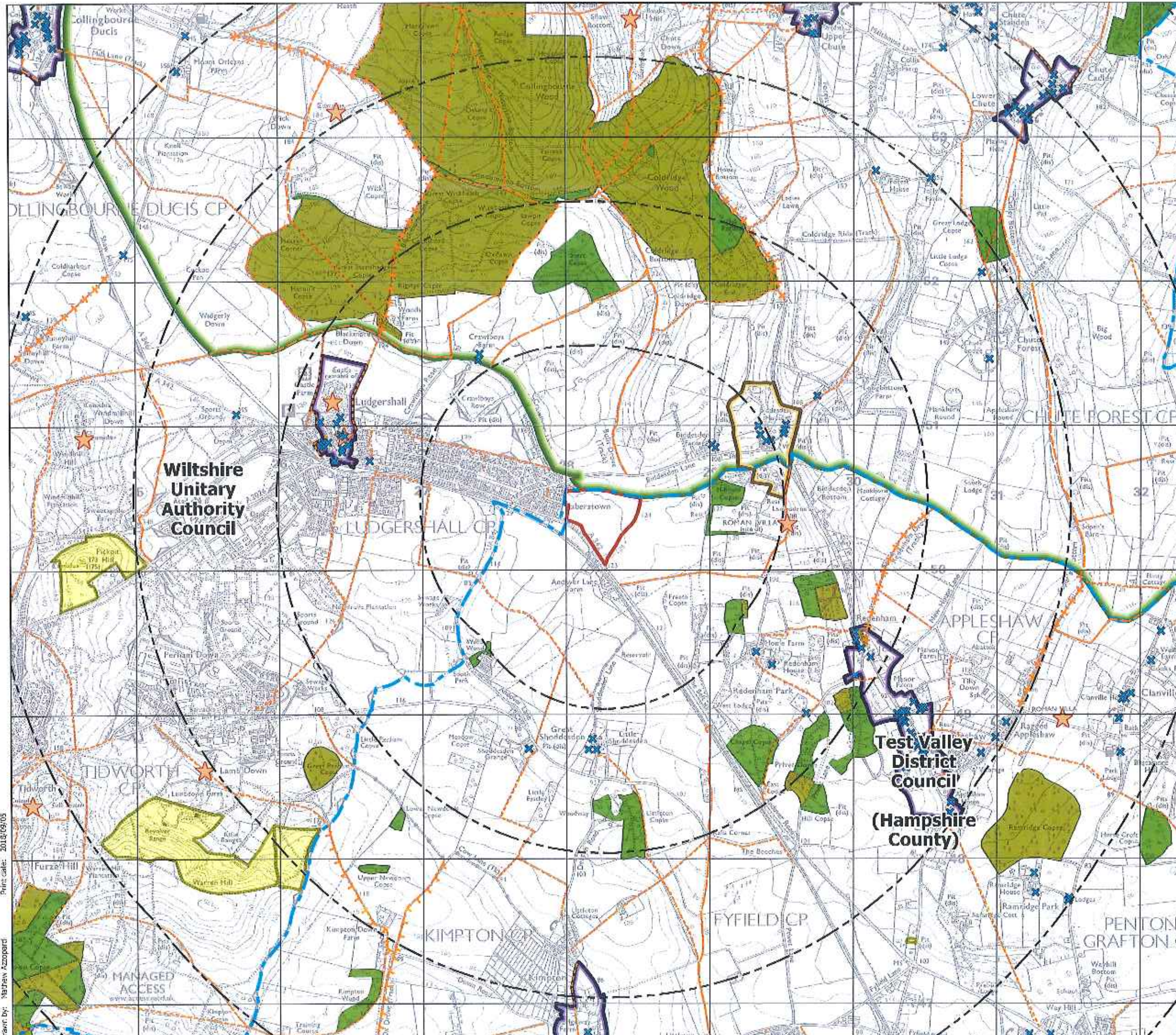


A104324 LA01 Site Location.mxd 4 Sep 2018

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Print date: 2018/09/24  
by: Matthew Armstrong

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ACCESS**  
www.acriss.motd.co.uk



**Key**

- Preliminary application site boundary
- 1km buffers from the site
- Unitary / County Authority Boundaries

**Landscape Designations :**

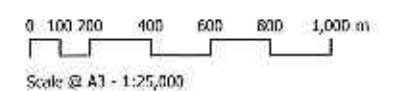
- 'North Wessex Downs' Area of Outstanding Natural Beauty (AONB)
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

**Heritage Designations :**

- Conservation Areas
- 'Biddesden House' Registered Park And Garden
- Scheduled Monuments
- Listed Buildings

**Public Access :**

- Public Footpaths
- Public Bridleways
- Byways
- Restricted Byways
- CROW Access Land

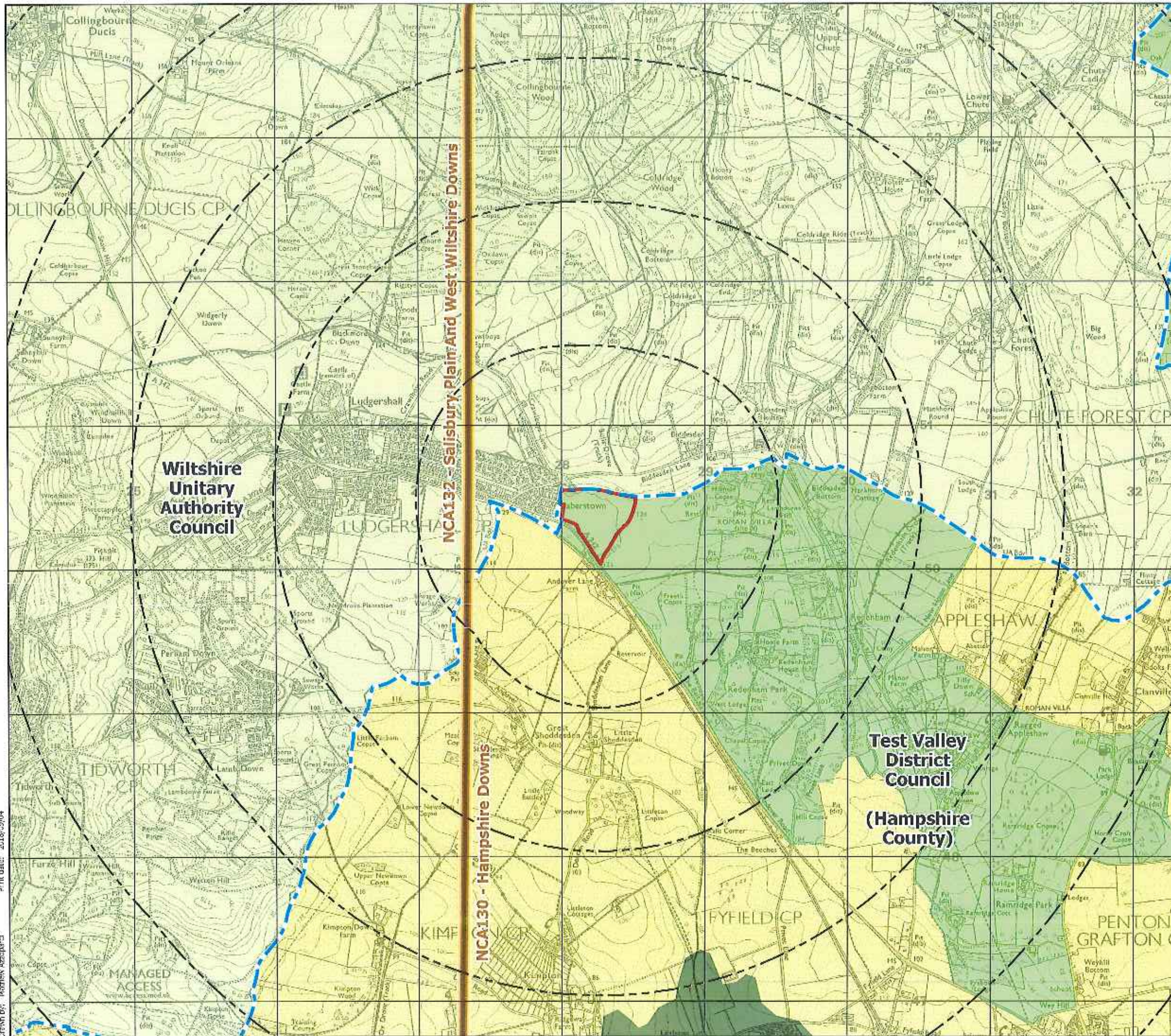


Wiltshire  
Unitary  
Authority  
Council

Test Valley  
District  
Council  
(Hampshire  
County)

Drawn by: Matthew Azopard  
Print date: 2018/09/05

MANAGED  
ACCESS  
www.access.gov.uk



Land East of Ludgershall  
Andover Road, Faberstown

**Landscape Character**  
County Areas

**LA.03-1**

**Key**

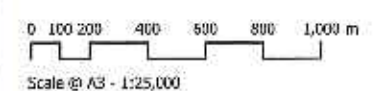
- Application site boundary
- 1km buffers from the site
- Unitary / County Authority Boundaries
- National Character Areas (with Reference)

**Hampshire Landscape Character Areas :**

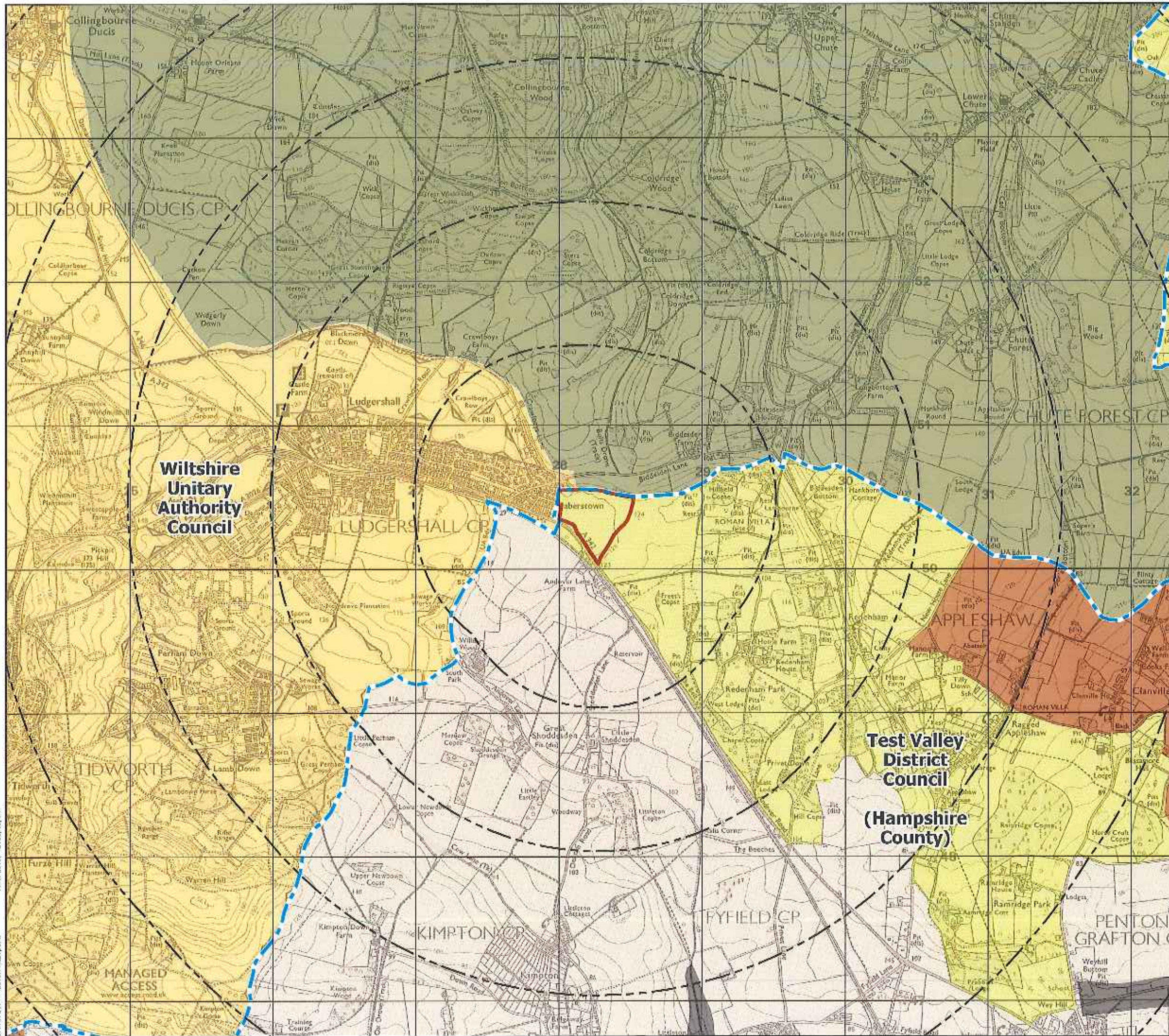
- 3 - Test Valley
- 3b - Major River Valleys
- 7 - North West Hampshire Downs
- 7a - Downland Mosaic and Assarts
- 8 - Andover Open Downs
- 8d - Open Downland

**Wiltshire Council Landscape Areas :**

- 6 - Chute Forest



Print date: 2018/09/04  
Drawn by: Matthew Alexander



**The Faberstown Trust**






Land East of Ludgershall  
Andover Road, Faberstown

**Landscape Character  
County Types**

**LA.03-2**

**Key**

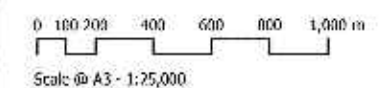
-  Application site boundary
-  1km buffers from the site
-  Unitary / County Authority Boundaries

**Hampshire Landscape Types :**

-  Downland Mosaic Large Scale
-  Downland Mosaic Small Scale
-  Open Downs
-  River Valley Floor

**Wiltshire Landscape Types :**

-  2B - Chute Forest
-  3B - Salisbury Plain East



A104324 LA03-2 Landscape Character.mxd

4 Sep 2018

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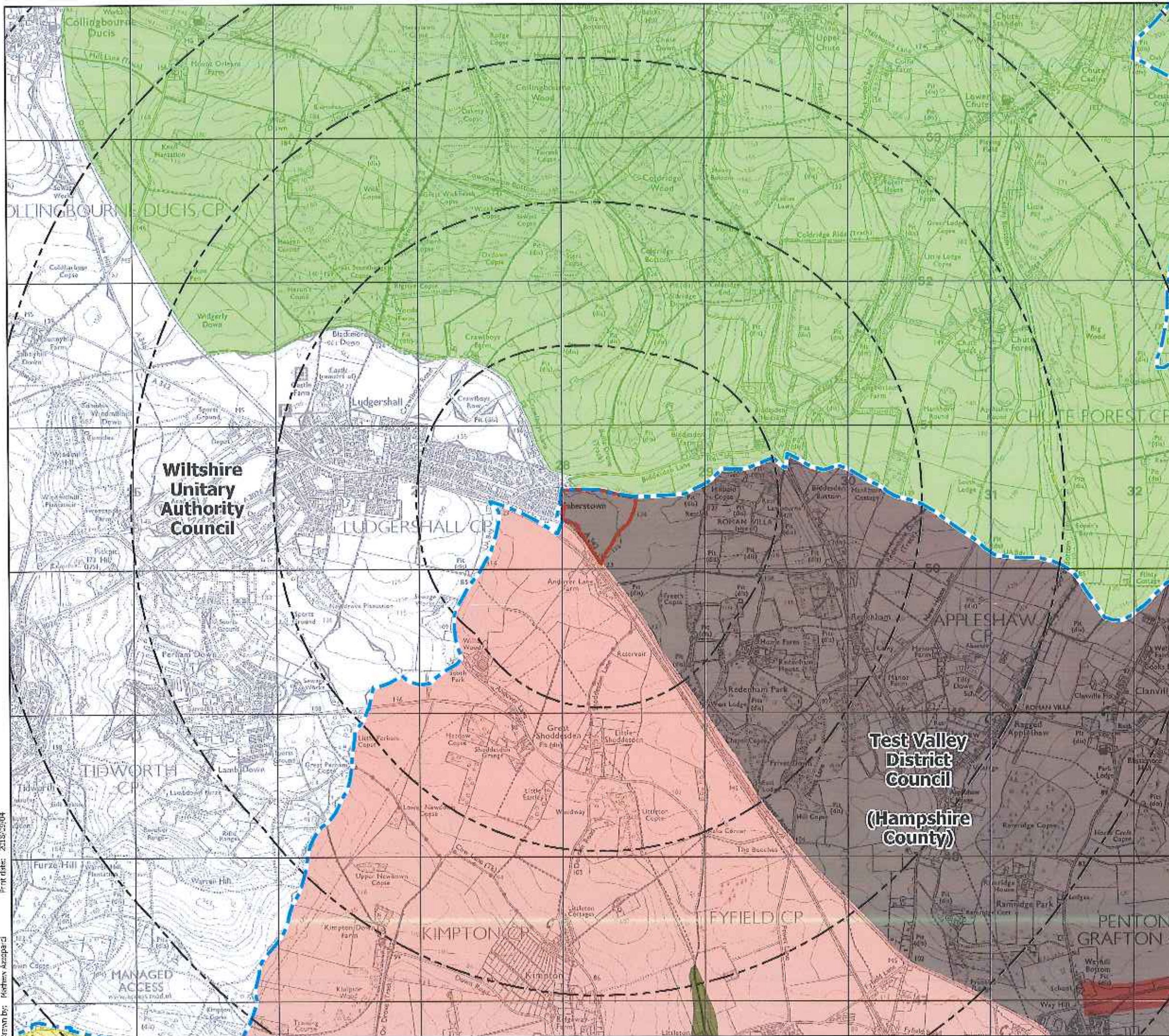
Print date: 22/09/2018  
Drawn by: yabnew Azepard

**Wiltshire  
Unitary  
Authority  
Council**

**Test Valley  
District  
Council  
(Hampshire  
County)**

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**Key**

- Application site boundary
- 1km buffers from the site
- Unitary / County Authority Boundaries

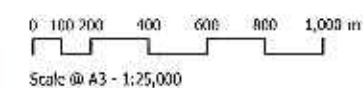
**North Wessex Downs AONB**

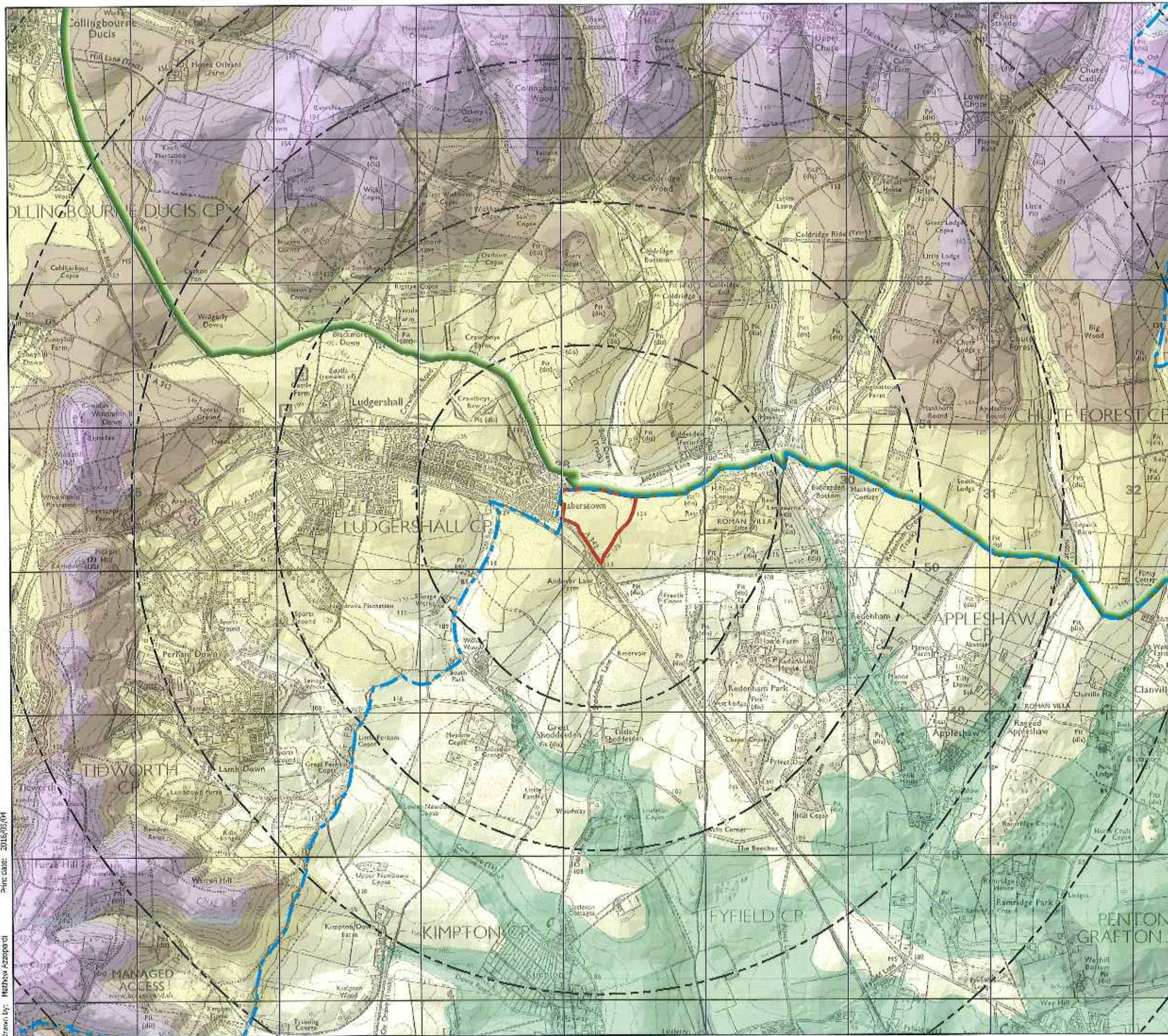
**Landscape Character :**

2E - Chute Forest

**Test Valley Landscape Character :**

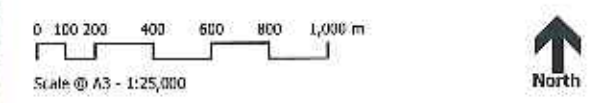
- 5 - River Valley Floor
- 5H - Pillhill Brook Valley Floor
- 5T - Upper River Anton Valley Floor
- 8 - Enclosed Clay Plateau Farmland
- 8A - Tangley and Doles Wood
- 9 - Semi-enclosed Clay Plateau Farmland
- 9A - North Andover Plateau
- 10 - Open Chalklands
- 10C - Thruxton and Danebury Chalk Downland
- 11 - Chalk Downland Ridges
- 11A - Quarley Hill Downs





- Key**
- Application site boundary
  - 1km buffers from the site
  - Unitary / County Authority Boundaries
  - 'North Wessex Downs' Area of Outstanding Natural Beauty (AONB)

- Topography @ 20m Intervals AOD :**
- 201 - 220
  - 181 - 200
  - 161 - 180
  - 141 - 160
  - 121 - 140
  - 101 - 120
  - 81 - 100
  - 61 - 80



Print date: 2018/09/04  
Drawn by: Mathew Azopovci



**The Faberstown Trust**



Land East of Ludgershall  
Andover Road, Faberstown

**Site Context**

**LA.05**

**Key**

Preliminary application site boundary

Unitary / County Authority Boundaries

**Landscape and Heritage Designations :**

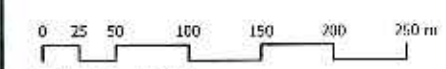
'North Wessex Downs'  
Area of Outstanding Natural Beauty (AONB)

Listed Buildings

**Public Access :**

Public Footpaths

Public Bridleways



Scale @ A3 - 1:5,000



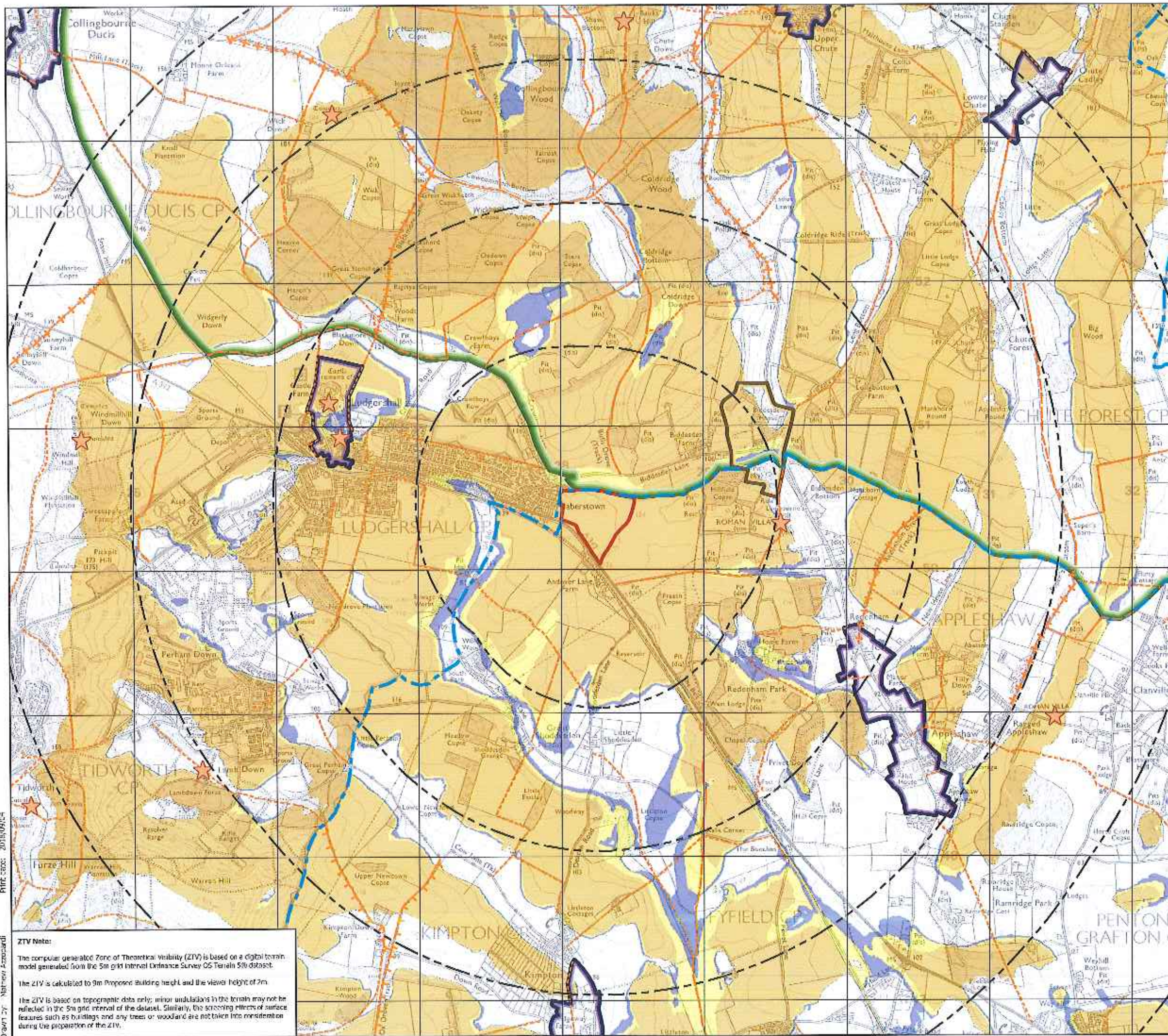
A104324 LA05 Site Context.mxd

4 Sep 2018

Map of Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNR, Aerial DS, USDA, USDA, AeroGRID, IGN, and the GIS User Community.  
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Print date: 23/08/2018

Drawn by:



Land East of Ludgershall  
Andover Road, Faberstown

**Zone of  
Theoretical Visibility  
Bare Earth Analysis** **LA.06-1**

**Key**

- Application site boundary
- 1km buffers from the site
- Unitary / County Authority Boundaries

**Landscape and Heritage Designations :**

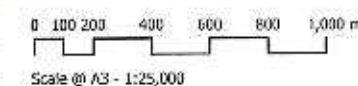
- 'North Wessex Downs'
- Area of Outstanding Natural Beauty (AONB)
- Conservation Areas
- 'Biddesden House' Registered Park And Garden
- Scheduled Monuments

**Public Access :**

- Public Footpaths
- Public Bridleways
- Byways
- Restricted Byways

**Zone of Theoretical Visibility :**

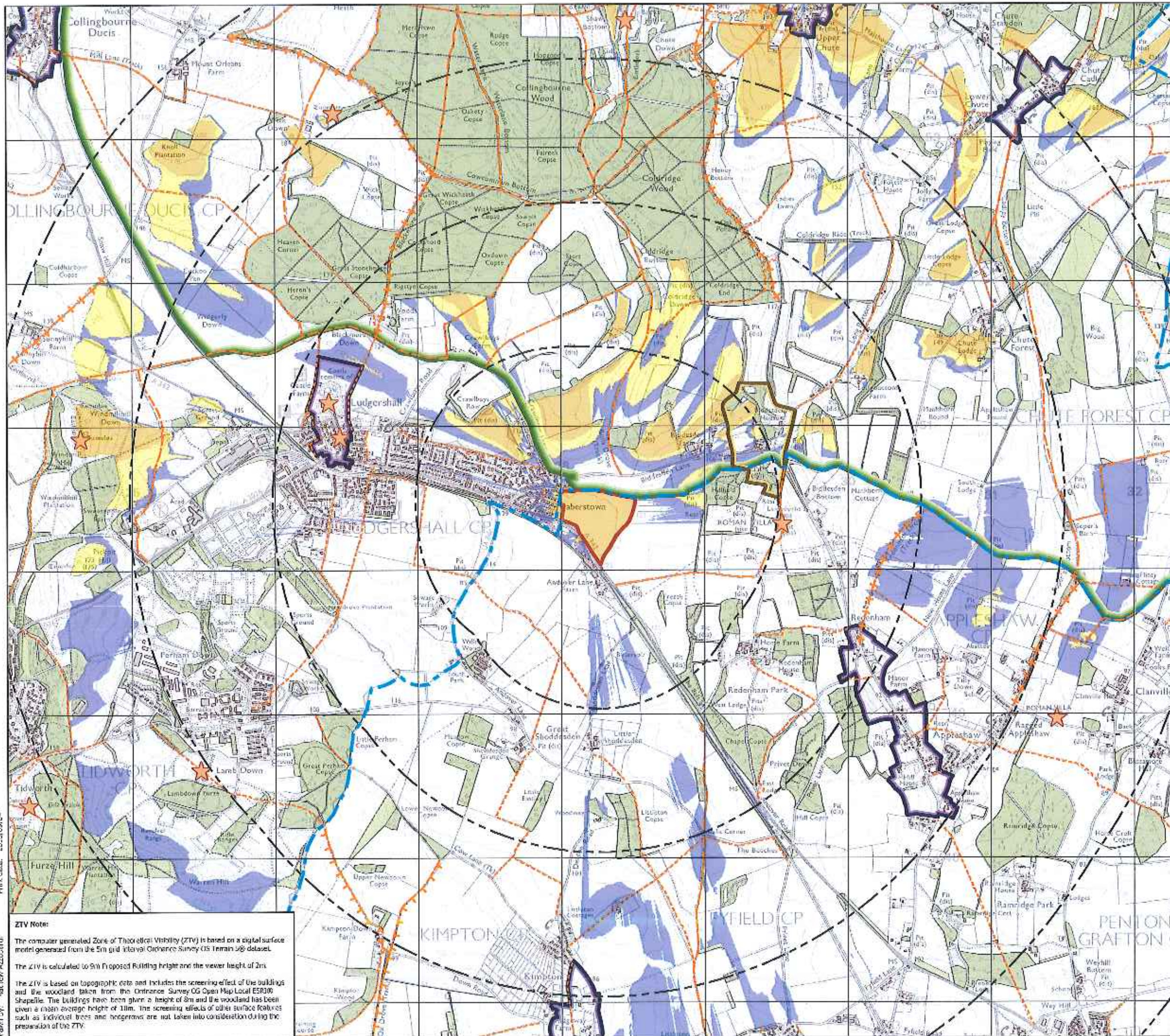
- Bare Earth Analysis**
- Majority of the development visible
  - Moderate part of the development visible
  - Small part of the development visible



A104324 LA06-1 ZTV Bare Earth.mxd **4 Sep 2018**

**ZTV Notes:**  
The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital terrain model generated from the 5m grid interval Ordnance Survey OS Terrain 50m dataset.  
The ZTV is calculated to 9m Proposed Building height and the viewer height of 7m.  
The ZTV is based on topographic data only; minor undulations in the terrain may not be reflected in the 5m grid interval of the dataset. Similarly, the screening effects of surface features such as buildings and any trees or woodland are not taken into consideration during the preparation of the ZTV.

Print date: 2018/09/04  
Drawn by: Matthew Prosser



**Key**

- Application site boundary
- 1km buffers from the site
- Unitary / County Authority Boundaries

**Landscape and Heritage Designations :**

- 'North Wessex Downs' Area of Outstanding Natural Beauty (AONB)
- Conservation Areas
- 'Biddesden House' Registered Park And Garden
- Scheduled Monuments

**Public Access :**

- Public Footpaths
- Public Bridleways
- Byways
- Restricted Byways

**Zone of Theoretical Visibility :**

Screening Features Analysis

- Majority of the development visible
- Moderate part of the development visible
- Small part of the development visible
- Buildings included in analysis
- Woodland included in analysis

0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000

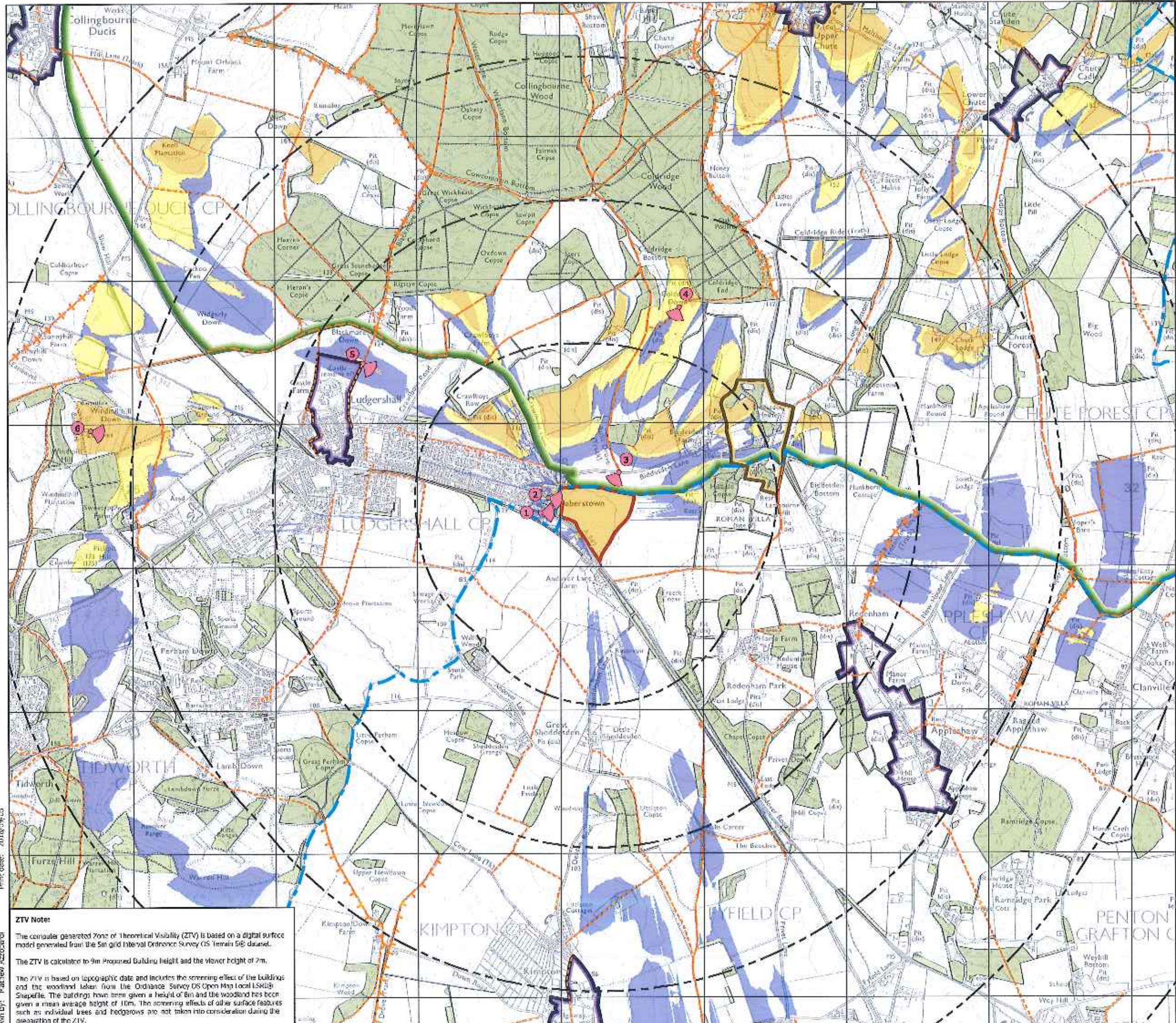


A104324 LA06-2 ZTV Screening Features.mxd

4 Sep 2018

Print date: 20/09/2018

**ZTV Note:**  
The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital surface model generated from the 5m grid interval Ordnance Survey OS Terrain 50 dataset.  
The ZTV is calculated to 9m Proposed Building height and the viewer height of 2m.  
The ZTV is based on topographic data and includes the screening effect of the buildings and the woodland taken from the Ordnance Survey OS Open Map Local ESR100 Shapefile. The buildings have been given a height of 9m and the woodland has been given a mean average height of 11m. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration during the preparation of the ZTV.



**Key**

- Application site boundary
- 1km buffers from the site
- Unitary / County Authority Boundaries
- Viewpoint photograph locations

**Landscape and Heritage Designations :**

- 'North Wessex Downs' Area of Outstanding Natural Beauty (AONB)
- Conservation Areas
- 'Biddesden House' Registered Park And Garden

**Public Access :**

- Public Footpaths
- Public Bridleways
- Byways
- Restricted Byways

**Zone of Theoretical Visibility :**

Screening Features Analysis

- Majority of the development visible
- Moderate part of the development visible
- Small part of the development visible
- Woodland included in analysis

0 100 200 400 600 800 1,000 m  
Scale @ A3 - 1:25,000

North

Print date: 2018/09/05  
Drawn by: Matthew Azzopardi

**ZTV Note:**  
The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital surface model generated from the 5m grid Interval Ordnance Survey OS Terrain 50 dataset.  
The ZTV is calculated to 9m Proposed Building Height and the viewer height of 2m.  
The ZTV is based on topographic data and includes the screening effect of the buildings and the woodland taken from the Ordnance Survey OS Open Map Local LSK019 Shapefile. The buildings have been given a height of 9m and the woodland has been given a mean average height of 10m. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration during the preparation of the ZTV.



# Land East of Ludgershall

## Ecological Appraisal



**For Faberstown Trust**

**August 2018**



**Document Control**

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 Client: Faberstown Trust  
 Job Number: A104324  
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Rev:	Date:	Updated by:	Verified by:	Description of changes:

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### FIGURES

**Figure 1 – Site Location Plan**

**Figure 2 – Phase 1 Habitat Plan**

**Appendix A – Report Conditions**

**Appendix B – Wildlife Legislation**

**Appendix C – Target Notes**



## Executive Summary

Contents	Summary
<b>Site Location</b>	The site is located to the east of residential area Ludgershall, Andover in Hampshire county and is centred at Ordnance Survey National Grid Reference SU 28259 50389.
<b>Proposals</b>	The site is being recommended for allocation within the test Valley Local Plan review.
<b>Existing Site Information</b>	No previous ecological reports were identified for the development site.
<b>Scope of this Survey(s)</b>	A desk study pertaining to nature designations, local species records and priority habitats in the area was conducted. A Phase 1 habitat survey was carried out on the site on 27th March 2018 that identified habitats present and their potential to support protected species.
<b>Results</b>	The marginal habitats on site in form of woodland, hedgerows and grassland strip are considered to have the potential to support badgers, nesting birds, reptiles, dormice and foraging and commuting bats. However, the vast majority of the site comprised agricultural fields of limited ecological value.
<b>Recommendations</b>	<p>The following measures are recommended to mitigate ecological effects and protect against potential breaches in wildlife protection legislation:</p> <ul style="list-style-type: none"> <li>• It is recommended that boundary habitats i.e. woodland, hedgerows and grassland strips are retained where possible on site.</li> <li>• It is recommended that a pre-commencement badger survey and nesting birds check is undertaken prior to works commencing.</li> </ul> <p>The following surveys are recommended to understand the impact on ecological features that might be present on site based on the habitat recorded:</p> <ul style="list-style-type: none"> <li>• Reptile surveys within grassland margin.</li> <li>• Bat activity surveys to be conducted between April and October, one in spring (April-May), one in summer (June-August) and one in autumn (September-October).</li> <li>• Dormouse presence/likely absence survey within woodland and hedgerow boundaries.</li> </ul>



## Glossary

Badger Act	Protection of Badgers Act 1992
BAP	Biodiversity Action Plan
BCT	Bat Conservation Trust
BoCC	Bird(s) of Conservation Concern
BTO	British Trust for Ornithology
CEnv	Chartered Environmentalist
CIEEM	Chartered Institute of Ecology & Environmental Management
CRoW Act	Countryside and Rights of Way Act 2000
DEFRA	Department for Environment, Food and Rural Affairs
EcIA	Ecological Impact Assessment
EMP	Ecological Management Plan
EPS	European Protected Species
EPSL	European Protected Species Licence
GCN	Great Crested Newt
Habitat Regulations	Conservation of Habitats and Species Regulations 2017 (as amended)
HAP	Habitat Action Plan
HBIC	Hampshire Biodiversity Information Centre
Hedgerow Regulations	Hedgerow Regulations 1997
HPI	Habitat(s) of Principal Importance
JNCC	Joint Nature Conservancy Council
LERC	Local Ecological Record Centre
LBAP	Local Biodiversity Action Plan
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MAGIC	Multi Agency Geographic Information for the Countryside
MCIEEM	Member of Chartered Institute of Ecology & Environmental Management
Natura 2000 site	A European site designated for its nature conservation value
NE	Natural England
NERC Act	Natural Environment and Rural Communities Act 2006
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation
SAP	Species Action Plan
SPA	Special Protection Area
SPI	Species of Principal Importance
SSSI	Site(s) of Special Scientific Interest
TPO	Tree Preservation Orders
WSBRC	Wiltshire & Swindon Biological Records Centre
W&CA	Wildlife & Countryside Act 1981



## **1.0 Introduction**

### **1.1 Background**

WYG was commissioned by Faberstown Trust on 6<sup>th</sup> February 2018 to undertake an Ecological Appraisal of the site known as Land east of Ludgershall.

This report has been prepared by Assistant Ecologist Dominika Muriénova.

### **1.2 Site Location**

The site is located to the east of residential settlement Ludgershall, Andover in Hampshire and is centred at Ordnance Survey National Grid Reference SU 28259 50389. The survey area, hereafter referred to as the 'site', is shown on Figure 1 and comprises of an agricultural field surrounded by a strip of deciduous woodland, species-poor hedgerows with semi-improved grassland edge. The site is situated within an agricultural setting with fields surrounding the site to the north and east, while urban structures and residential dwellings surround the site to the south-west and west.

### **1.3 Development Proposals**

The site is being recommended for allocation as residential within the Test Valley Local Plan review.

### **1.4 Purpose of the Report**

The objectives of this assessment are to carry-out:

- A desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected/notable species within the site and its zone of influence;
- A preliminary ecological appraisal involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and a reconnaissance survey for evidence of protected fauna or habitats capable of supporting such species;
- An assessment of the potential ecological receptors present on site, any constraints they pose to future development and any recommendations for any further surveys, avoidance, mitigation or enhancement measures that are needed (as appropriate).

Note that Latin names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

The conditions for this report are provided in Appendix A.



## 2.0 Methodology

### 2.1 Desk Study

#### 2.1.1 Local Ecological Records Centre

Information was requested from the Hampshire Biodiversity Information Centre (HBIC) and the Wiltshire & Swindon Biological Records Centre (WSBRC) for information on any nature conservation designations and protected or notable species records within 2 km of the site. Only records from the last ten years (records from the whole of 2008 inclusive) were included in this report.

The data search covers:

- Statutory designated sites for nature conservation, namely SACs, SPAs, Ramsar sites, SSSIs, NNRS and LNRs;
- Non-statutory designated sites for nature conservation, namely LWS;
- Legally protected species, such as great crested newts, bats and badger;
- Notable habitats and species, such as those listed as Habitats or Species of Principal Importance; and,
- Priority habitats or species within the Wiltshire & Swindon LBAP and Hampshire BAP.

The data search did not cover:

- Tree Preservation Orders (TPOs); or
- Conservation Areas designated for their special architectural and historic interest.

#### 2.1.2 Online Resources

A search for relevant information was also made on the following websites:

- MAGIC [www.magic.gov.uk](http://www.magic.gov.uk) – DEFRA's interactive, web-based database for statutory designations and information on any EPSL applications that have been granted in the local area since 2015.

## 2.2 Field Surveys

The following methodologies have been used to identify the ecological receptors present on or near the site, which are relevant to the proposed development.

#### 2.2.1 Habitats

An extended Phase 1 habitat survey was undertaken at the site on 27<sup>th</sup> March 2018 by WYG senior ecologist Kevin Wood GradCIEEM. The weather conditions were overcast with light wind and an ambient temperature of 11°C with a very light rain shower for a period of 10 minutes during the survey.

The vegetation and broad habitat types within the site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (Joint Nature Conservation Committee (JNCC), 2010). Dominant plant species were recorded for each habitat present using nomenclature according to Stace (2010). The site was also appraised for its suitability to support notable flora, with regard to the CIEEM Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).



### 2.2.2 Protected & Notable Species

The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Schedule 2 of the Habitat Regulations, Schedule 5 of the W&CA, the CRoW Act, those given extra protection under the NERC Act, and species included in the Wiltshire & Swindon LBAP and Hampshire BAP.

#### Great Crested Newt

The site was appraised for its suitability to support great crested newts (GCN) *Triturus cristatus*. The assessment was based on Guidance outlined in the *Herpetofauna Workers' Manual* (Gent and Gibson, 2003) and the *Great Crested Newt Conservation Handbook* (Langton, Becket and Foster, 2001).

#### Bats

##### Roosting bats – Buildings/structures/trees

Any suitable buildings, structures or trees on site were assessed from the ground for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016) – hereafter referred to as the 'BCT Guidelines'. The following system has therefore been used to categorise the bat roost suitability of any features found:

**Table 1 Categories of Bat Roost Suitability (BCT Guidelines)**

Suitability	Typical Roosting Features
<b>Negligible</b>	Negligible habitat feature on site likely to be used by roosting bats.
<b>Low</b>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).  A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.
<b>Moderate</b>	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
<b>High</b>	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

##### Foraging/commuting bats

The BCT Guidelines use the following criteria to categorise the potential value of habitats and features for use by foraging and commuting bats and these have been used to characterise the value of this site:



**Table 2 Categories of Habitat Suitability (BCT Guidelines)**

Suitability	Typical Foraging & Commuting Features
<b>Negligible</b>	Negligible habitat features on site likely to be used by commuting or foraging bats.
<b>Low</b>	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
<b>Moderate</b>	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
<b>High</b>	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

### Reptiles

The site was appraised for its suitability to support reptiles. The assessment was based on guidance outlined in the *Herpetofauna Workers' Manual* (Gent and Gibson, 2003).

### Badgers

The site was surveyed for evidence of badger setts or other badger activity such as paths, latrines or signs of foraging. Methodologies used and any setts recorded were classified according to published criteria (Harris, Cresswell and Jefferies, 1989).

### Hazel Dormice

The site was surveyed for its suitability to support hazel dormice. The assessment was based on guidance outlined in Bright *et al.* (2006).

### Other Species

The site was also appraised for its suitability to support other protected or notable fauna including mammals, amphibians, birds and invertebrates with regard to CIEEM's *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017) and *BS42020:2013 Biodiversity – Code of Practice for Planning and Development* (BSI Group, 2013). Evidence of any current or historical presence of such species was recorded.

### 2.2.3 Invasive Species

The site was searched for evidence of invasive plant species listed on Schedule 9 of the W&CA, such as giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, Japanese knotweed *Fallopia japonica*, some rhododendron species and wall cotoneaster *Cotoneaster horizontalis*. A full list of all Schedule 9 species is provided in Appendix B.



## 2.3 Limitations

The optimal period to undertake an extended Phase 1 habitat survey is April-September. The survey was completed in March which is outside the optimal survey window. However, the survey was conducted on the 27<sup>th</sup> March and the field consists almost entirely of an arable field and habitats common within the landscape and as such this is not considered to be a limitation to the accurate assessment of the habitats, and the dominant species of the respective vegetation types were visible and identifiable.

To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. As a result, this survey focuses on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to those given protection under UK or European wildlife legislation. This report cannot therefore be considered a comprehensive assessment of the ecological interest of the site. However, it does provide an assessment of the ecological interest present on the day the site was visited and highlights areas where further survey work may be recommended.

The details of this report will remain valid for a period of **two years** from the date of the survey, after which the validity of this assessment should be reviewed to determine whether further updates are necessary. Note that the recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.





### 3.0 Baseline Conditions

#### 3.1 Designated Sites

The following designated site of nature conservation importance have been identified within 2km of the site.

**Table 3 Designated Sites within 2km**

Designation	Site Name	Distance & Direction	Summary of features
SINC	Freeth Copse Relic	0.5km SE	Ancient semi-natural woodland.
SINC	Hillfield Copse	0.5km E	Ancient semi-natural woodland supporting a notable species meadow saffron ( <i>Colchicum autumnale</i> ).
SINC	Cunney's Down Copse	0.5km SE	Ancient semi-natural woodland with significant surviving element of ancient semi-natural woodland, that supports notable species meadow saffron.
SINC	Grove Copse, Appleshaw	0.9km SE	Ancient semi-natural woodland.
SINC	The Belt	0.9km SSE	Ancient semi-natural woodland.
SINC	Chapel Copse	1.3km SE	Woodland with significant surviving element of ancient semi-natural woodland, that supports notable species white helleborine ( <i>Cephalanthera damasonium</i> ).
SINC	Littleton Copse, Kimpton	1.5km S	Ancient semi-natural woodland.
LWS	Coldridge Wood	1.5km N	Largely beech ( <i>Fagus sylvatica</i> ) plantation on an ancient woodland site divided into compartments by tracks and rides, with mixed native broadleaves retained around the edge and in the southeast corner.
LWS	Cockshord, Great Wickheath, Sawpit and Oxdown Copses	1.5km NW	Beech and hornbeam ( <i>Carpinus Betulus</i> ) plantation on an ancient woodland site with fairly narrow rides and damp in places.
LWS	Stert Copse	1.3km N	Neglected coppice with standards, featuring large amounts of outgrown hornbeam coppice together

Designation	Site Name	Distance & Direction	Summary of features
			with field maple ( <i>Acer campestre</i> ) and hazel ( <i>Corylus avellana</i> ).

In addition to the above designations, the nearest Natura 2000 site is Salisbury Plain SAC and SPA located approximately 5km west of the site.

### 3.2 Habitats

The following habitats have been identified through our assessment:

#### 3.2.1 Broad-leaved Semi-natural Woodland

A broad-leaved woodland strip is present along the northern, western and part of the south-eastern boundary of the site and extends further off-site. A footpath runs through the northern section of the woodland strip (Photograph 1). The woodland comprises a canopy of mature oaks *Quercus robur*, ash *Fraxinus excelsior*, hazel, holly *Ilex aquifolium*, dogwood *Cornus sanguinea*, hawthorn *Crataegus monogyna*, dog rose *Rosa canina*, blackthorn *Prunus spinosa* and elder *Sambucus nigra*, with an understorey of bramble *Rubus fruticosus*, lords-and-ladies *Arum maculatum*, cleavers *Galium aparine*, common nettle *Urtica dioica*, cow parsley *Anthriscus sylvestris*, hogweed *Heracleum sphondylium* and honeysuckle *Lonicera periclymenum*. The woodland strip running along the south-western boundary is dominated by beech with a dry drainage channel present adjacent to the site.

**Photograph 1 Woodland strip along the northern boundary**



### 3.2.2 Dense Scrub

A small section of dense scrub is present along the north-western boundary adjacent to residential dwellings (Photograph 2). The scrub comprises predominately of bramble, dogwood and hawthorn.

**Photograph 2 Dense scrub with adjacent semi-improved neutral grassland strip**



### 3.2.3 Scattered Scrub

Scattered scrub is present along the northern and eastern borders of the field. It comprises bramble, dogwood and hawthorn.

### 3.2.4 Species-poor Hedgerow

A species-poor hedgerow consisting of laurel *Laurus nobilis* lines a section of the north-western boundary (Photograph 3). An additional species-poor hedgerow lines a section of the north-western boundary, which comprises hawthorn, bramble, ivy, elder, hedge bindweed *Calystegia sepium* and honeysuckle.

**Photograph 3 Laurel hedgerow**



### **3.2.5 Species-poor Hedgerow with Trees**

Species-poor hedgerow with trees lines the central section of the south-western boundary (Photograph 4). The hedgerow comprises hazel, holly, ivy, field maple, bramble and dogwood.

**Photograph 4 Species-poor hedgerow with trees**



### 3.2.6 Semi-improved Neutral Grassland

A strip of semi-improved neutral grassland, approximately 1m wide, is located along the northern, eastern and western boundaries of the site (Photographs 2-4). The grassland comprises Yorkshire fog *Holcus lanatus* and red fescue *Festuca rubra*. A brash pile (TN1) is located within the grassland strip towards the northwest corner of the site.

### 3.2.7 Tall Ruderal

Two sections of tall ruderal vegetation are present within the western boundary of the site; the first is located along the hedgerow with trees (Photograph 5) and the second is located within the north-western corner of the site. Species present comprise selfheal *Prunella vulgaris*, white dead nettle *Lamium album*, Yorkshire fog, creeping thistle *Cirsium arvense*, cow parsley, round leaved cranesbill *Geranium rotundifolium*, broad-leaved dock *Rumex obtusifolius* and common nettle.

**Photograph 5 Tall ruderal vegetation**



### 3.2.8 Arable

The site consists of an arable field (Figure 2) which was ploughed at the time of the survey for an arable crop (Photograph 6).

Photograph 6 Arable field



### 3.3 Protected & Notable Species

#### 3.3.1 Great Crested Newts

The data search conducted via HBIC or WSBRC returned no records of GCN within 2km of the site within the last 10 years. WSBRC returned four records of GCN dated to 1972 and 1976 within 2km of the site.

No ponds are present within the site or within 500m of the site boundary. As such, there is **negligible potential** for GCN to be present on the site.

#### 3.3.2 Reptiles

Four records of reptiles, comprising common lizard *Zootica vivipara* and slow-worm *Anguis fragilis* were returned within 2km of the site. The closest record was for slow-worm located approximately 0.4km to the west of the site.

The semi-improved grassland strip along the site boundaries, tall ruderal, scrub, a brush pile (TN1) and woodland boundaries offer potential foraging opportunities and shelter for reptiles. However, due to the continual agricultural practice of the site, the interior of the field does not provide suitability for reptiles. The boundary habitats do provide some limited connectivity to the wider landscape, which consists predominantly of arable fields. The site has been assessed as provided **low potential** to support reptiles.

#### 3.3.3 Bats

HBIC and WSBRC returned 16 records of bats within 2km of the site within the last 10 years, comprising pipistrelle species *Pipistrellus* sp., common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, long-eared species *Plecotus* sp. and brown long-eared bat *Plecotus*



*auritus*. Several of the recordings were records of a roost. The closest record was located approximately 1km to the west of the site and was for a foraging common pipistrelle.

Additionally, a single granted EPS licence was return through the MAGIC search and allowed for the destruction of a resting place for brown long-eared bat, common pipistrelle and Natterer’s bat *Myotis nattereri* approximately 1.6km south west of the site and was granted in 2016.

*Foraging and commuting bats*

Linear features that form the site boundaries offer potential foraging and commuting opportunities for bats. These habitats provide connectivity to more suitable foraging and commuting habitat within the wider landscape such as areas of woodland to the north and east of the site. However the agricultural field itself is unlikely to provide foraging or commuting opportunities for bats. Overall, the site was assessed as having **low potential** to support foraging and commuting bats.

*Roosting bats*

A number of mature oak trees in the woodland boundary offer bat roosting potential. The trees have holes from missing limbs, rot holes, or are ivy covered that represent features offering the roosting potential. See details of tree assessment in Table 4 below and in Appendix C – Target notes.

**Table 4 Details of potential bat roosting features**

Tree	Species	Potential roosting feature	Bat roost suitability
T1	Oak	Ivy coverage	Low
T2	Oak	Ivy coverage	Low
T3	Oak	Hole around dead limb and missing limb	Moderate
T4	Oak	Rot hole on a limb	Negligible
T5	Oak	Gaps by missing limbs and dead wood	Moderate

**3.3.4 Badger**

HBIC returned nine records of badger within 2km of the site within the last 10 years. The closest record is adjacent to the site on the south-western border. WSBRC returned one record of badger within 2km of the site from year 2000.

No signs of badger activity or badger presence were observed at the time of the survey. The woodland site boundaries offer suitable badger habitat, while the agricultural field itself is of limited suitability for badgers. The marginal habitats also connect the site to wider suitable habitat by providing corridors for movement from/to woodland blocks to the south-east of the site. These are the locations where other badger recordings come from. Overall, the site was assessed as providing **low suitability** for badgers.



### 3.3.5 Hazel Dormice

HBIC and WSBRC returned no records of hazel dormouse within 2km of the site within the last 10 years. WSBRC returned 11 dormouse records dating back to 1993 and 2005.

No signs of dormouse presence or activity were observed on the site during the survey. However, the hedgerows and woodland boundary of the site forms a suitable habitat for the dormice; a combination of hazel, holly, hawthorn and brambles offers good foraging opportunities for dormice, and connectivity of the boundaries allows for movement of dormice within the suitable habitat and also to wider suitable habitat. Overall, the site was assessed as having **moderate potential** for dormice.

### 3.3.6 Otter & Water Vole

HBIC and WSBRC returned no records of otter *Lutra lutra* and water vole *Arvicola amphibius* within 2km of the site.

No signs of otter and water vole presence were observed on the site during the survey. The habitat on site and wider habitat do not provide suitable conditions for these species and the site was therefore assessed as having **negligible suitability** for otters and water voles.

### 3.3.7 Birds

HBIC and WSBRC returned 240 records of 27 species. 11 of these are red listed as birds of conservation concern (BoCC) by BTO, including fieldfare *Turdus pilaris*, linnet *Linaria cannabina* and yellowhammer *Emberiza citrinella*. The closest record was for the amber listed bullfinch *Pyrrhula pyrrhula* and was returned from Cunney's Down Copse SINC located approximately 0.5km south east of the site.

The boundary woodland strip, hedgerows and areas of scrub provide suitable nesting and foraging habitat common birds species. The arable field could provide suitable habitat for farmland birds. However arable land is widespread habitat in the local area and no previous records from this field were identified. Overall the site was assessed as providing **low suitability** for notable birds.

### 3.3.8 Invertebrates

HBIC and WSBRC returned 23 records of six species of invertebrates within 2km of the site within the last 10 years, including white admiral *Limenitis camilla*. The closest record was the NERC S41 species brown hairstreak *Thecla betulae* and was located within the same 1km grid square as the site.

The habitat on site is of limited suitability for invertebrates of conservation interest as the site consists of an arable field and undergoes consistent disturbance through agricultural use. The borders of the site formed by hedgerows, scrub, tall ruderal and woodland are however suitable for butterflies. The site was overall assessed as providing **low suitability** for notable invertebrates.

### 3.3.9 Other Mammals

HBIC returned one record of hedgehog *Erinaceus europaeus* and two records of brown hare *Lepus europaeus* within 2km of the site within the last 10 years. WSBRC also returned six records of brown hare from years 1968 - 1978.





The woodland and hedgerows on site provide suitable habitat for these species and are connected to the wider landscape where the record of a hedgehog was recorded, approximately 200m to the west of the site. Area where hare was recorded is separated by Andover Road, which is adjacent to the west of the site and can represent a barrier to this species. Additionally, a rabbit *Oryctolagus cuniculus* warren was noted within the woodland strip along the eastern boundary of the site (TN2) at the time of the survey.

### 3.3.10 Invasive Species

HBIC returned one record of montbretia *Crocsmia x crocosmifolia* within 2km of the site within the last 10 years. The record was located approximately 1.3km SE of the site along the Andover Road. WSBRC returned no records of invasive species within 2km radius.

No invasive species were observed on site at time of the survey.

## 3.4 Importance of Ecological Features

Based on the above baseline information, each ecological feature recorded within the study area is considered to have the following importance, as defined within the CIEEM Guidelines for Ecological Impact Assessment (2016):

**Table 5 Importance of Ecological Features**

Feature	Importance	Rationale
LWSs & SINCs	County	LWSs and SINCs are ancient woodlands which is an irreplaceable habitat type. Important at a county scale.
Arable	Negligible	This monoculture is of negligible importance in terms of the diversity of plant species, but can support protected and notable species such as rare arable weeds.
Marginal habitats	Negligible	The marginal habitats comprised species-poor hedgerows with scattered trees, dense and scattered scrub, tall ruderal and semi-improved neutral grassland. These habitats are widespread in local area. They are likely to form connections around the site and with the wider landscape for a variety of ecological features such as breeding birds, reptiles and dormice.
Broad-leaved semi-natural woodland	Local	Woodland strip that immediately borders the site may qualify as an ancient woodland HPI. It is likely to form connection of wider landscape to the site for a variety of ecological features such as bats, birds, dormice and flora.
Badgers	Negligible	No evidence of badger was found, however woodland border off-site could support setts close enough to the site to be affected by any construction works. Pre-commencement survey would be required to confirm badger absence.



Feature	Importance	Rationale
Birds	Negligible	Arable land could provide suitable habitat for farmland birds of conservation importance. Hedgerows and scrub provide suitable nesting habitat, therefore pre-commencement survey for nesting birds is required.
Invertebrates	Negligible	The habitats within the site are common and widespread and would not support invertebrates of conservation importance.
Other mammals	Local	Marginal habitats are suitable habitat for brown hare and hedgehog that are SPI.
GCN	Negligible	No suitable habitat on site, or ponds within 500m of the boundary of the site.
Water vole and otter	Negligible	No suitable habitat on site.
Invasive species	Negligible	One record 1.3km distant from the site, unlikely to spread to the site.
Hazel dormice	Unknown	Field boundaries and adjacent areas of woodland have the potential to support hazel dormice. Further surveys would be required to establish presence or likely absence of the species.
Reptiles	Unknown	Field boundary, scrub and tall ruderal habitats on site have the potential to support reptiles, Further surveys are required.
Bats	Unknown	Linear features potentially provide commuting corridors and foraging habitat. Further night-time activity surveys are required. There is a potential for bats to roost within trees within the woodland strip forming the site boundary.
<p><b>Either:</b> International (incl. European) / National / Regional / County / Local / Negligible  <b>Or:</b> Unknown (i.e. further surveys/information needed)</p>		

The potential for the proposals to have adverse or beneficial impacts on these features, along with the need for any mitigation or enhancement measures are discussed in detail below.



## 4.0 Relevant Planning Policy & Legislation

### 4.1 National Planning Policy Framework

The NPPF was adopted in March 2012. Section 11 of the NPPF, *Conserving and Enhancing the Natural Environment* replaces *Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation*. However, government Circular 06/2005, *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*, which relates to PPS9 remains valid and is referenced within Paragraph 113 of the NPPF.

Circular 06/2005 states that the presence of protected species is a material consideration in the planning process. The NPPF also states that *'planning policies should promote the protection of priority species populations linked to national and local targets'*.

Furthermore, central and local government policy now points towards ecological enhancement on development sites. The NPPF considers enhancement in the statement *'The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes...and minimising impacts on biodiversity and providing net gains in biodiversity'*.

### 4.2 Biodiversity 2020: A strategy for England's wildlife & ecosystem services

Biodiversity 2020 replaces the previous UK Biodiversity Action Plan and sets national targets to be achieved. The intent of Biodiversity 2020, however, is much broader than the protection and enhancement of less common species, and is meant to embrace the wider countryside as a whole.

The priority species and habitats considered under Biodiversity 2020 are the SPI & HPI detailed under NERC Act (see Appendix B for further details).

### 4.3 Local Biodiversity Action Plan

LBAPs identify habitat and species conservation priorities at a local level (typically County by County) and are usually drawn up by a consortium of local Government organisations and conservation charities. Although they are no-longer managed at a national level many are still reviewed and updated at a local level.

Table 6 and Table 7 contain the Habitat & Species Action Plans from the Wiltshire & Swindon LBAP and Hampshire BAP relevant to this site.

**Table 6 LBAP SAPs**

Species Action Plans	
Reed warbler	Skylark
Lesser spotted woodpecker	Corn bunting
Linnet	Woodlark
Red kite	Spotted flycatcher



Species Action Plans	
Grey partridge	Golden plover
Bullfinch	Song thrush
House sparrow	Yellowhammer
Cornflower	Bastard-toadflax
White helleborine	Stag beetle
Small heath	White-letter hairstreak
Silver-spotted skipper	Chalk hill blue
Brown hairstreak	Common pipistrelle
Soprano pipistrelle	Brown long-eared bat
Brown hare	Hedgehog
Slow-worm	Common lizard

**Table 7 LBAP HAPs**

Habitats Action Plans	
Broadleaved woodland (Wiltshire)	Lowland mixed deciduous woodland (Hampshire)

It should be noted that the existence of a SAP or HAP does not always infer an elevated level importance for those features. These plans may be designed to encourage an increase in these habitats/species, rather than to protect a county-scarce feature (for example).

#### 4.4 Test Valley Local Plan

Test Valley Borough Revised Local Plan DPD (2011-2029) adopted in 2016 includes the following policies:

*"Policy E5: Biodiversity*

*Development in the Borough that will conserve, and where possible restore and / or enhance, biodiversity will be permitted.*

*Development that is likely to result in a significant effect, either alone or in combination, on an international or European nature conservation designation, or a site proposed for such designation, will need to satisfy the requirements of the Habitat Regulations.*

*Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless:*

- a) the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;*



- b) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and*
- c) measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.*

*The habitats and species of importance to biodiversity and sites of geological interest considered in relation to points a) to c) comprise:*

- *Sites of Special Scientific Interest (SSSIs);*
- *legally protected species;*
- *Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs);*
- *priority habitats and species listed in the national and local Biodiversity Action Plans<sup>99</sup>;*
- *habitats and species of principal importance for the conservation of biodiversity in England<sup>100</sup>;*
- *trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows; and*
- *features of the landscape that function as 'stepping stones' or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance for the migration, dispersal and genetic exchange of wild species.*

*The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network."*

## 4.5 Legislation

Full details of the UK legislation and offences which are relevant to the ecological receptors identified are included in Appendix B. However, based on the findings of our assessment, it is considered that the proposals will need to consider the following legal provisions:

- Conservation of Habitats and Species Regulations 2017 – Relating to the potential for effects on EPS e.g. dormice.
- The W&CA 1981 (as amended) – relating to the potential for effects on reptiles, Schedule 1 birds.
- The NERC Act 2006 relating to species listed in accordance with the requirements of Section 41, e.g. hedgehogs.
- The Hedgerow Regulations.
- Wild Mammals (Protection) Act 1996 – relating to construction works and provisions that must be made to prevent offences under the Act.



## 5.0 Discussion

### 5.1 Designated Sites

#### Local Wildlife Sites

There are seven SINC and three LWS designated sites within 2km of the site. The closest sites are Freeth Copse Relic, Hillfield Copse and Cunney's Down Copse SINC's and are located approximately 0.5km to the south-east and east of the site and are separated by agricultural fields. All these sites are designated as ancient semi-natural deciduous woodlands.

The development could have potential indirect impacts on these designated sites as a result of increased recreational pressure from the influx of new residents to the local area. However, they appear to be under private ownership and are no public rights of way. It is recommended that a detailed impact assessment is made once more information on the proposed development is known.

### 5.2 Habitats

#### Broadleaved Semi-natural Woodland

The woodland strip has the potential to support nesting birds, roosting bats, reptiles, badgers, dormice and common invertebrates. It also provides suitability to support commuting, foraging and roosting bats. There are several sites within 2km of site that are designated as ancient woodlands, and this strip of woodland also holds potential to have ancient woodland flora present. As the woodland strip forms the boundary it is recommended to be retained as part of the development. A buffer around the woodland from the development is recommended. Should a future proposal show the woodland to be impacted, a botanical survey of ancient woodland indicator species (NERC S41 species) and roosting bat surveys may be required.

#### Scrub and Hedgerows

The areas of dense and scattered scrub, species-poor hedgerows and hedgerows with trees have the potential to support nesting birds, and also to provide shelter for reptiles and food resources for dormice. As such, pre-commencement survey for nesting birds and also a suite of reptile and dormice surveys are recommended. New hedgerow planting as part of future proposal should include native species that will enhance the ecological value of the site.

#### Semi-improved Neutral Grassland and Tall Ruderal

Strips of grassland and tall ruderal vegetation have the potential to provide food resources for reptiles and invertebrates. A suite of reptile surveys is recommended. The grassland is not considered to meet the requirements of classification under the grassland habitats listed under the Wiltshire & Swindon and Hampshire LBAP. Any areas of grassland included within future development proposals have the potential to have their floristic value enhanced, which will be beneficial for invertebrates and birds.

#### Arable

Arable field that forms vast majority of the site is considered to have low ecological value due to being intensively managed. It may provide foraging resources for birds and invertebrates. However, removal of this habitat is unlikely to have large consequence for ecology of the site.



### 5.3 Protected & Notable Species

#### Great Crested Newt

There are no ponds present within the site or within 500m of the site. Field margins of grassland, woodland and scrub offer suitable terrestrial habitat for GCN. No records for GCN were identified within 2km of the site. The site has overall negligible suitability for GCN and therefore no further surveys for this species are required.

#### Reptiles

A mosaic of scrub, hedgerows, tall ruderal, grassland and woodland offers suitable conditions for reptiles to be on site. A suite of reptile surveys is therefore recommended; this would involve the laying of artificial refugia within areas of suitable habitat and checking the refugia on seven occasions between March and September (optimal survey season April, May, June and September) in suitable weather conditions.

#### Bats

##### *Roosting*

No buildings are present within the site. There is a number of mature oak trees within the woodland strip that hold bat roosting potential. The woodland strip is recommended to be kept with a buffer zone as a part of the development. Should future proposals show the woodland strip to be impacted and trees removed, further assessment of potential bat roosting features will be required.

##### *Commuting and Foraging*

The site has been assessed as having low potential to support foraging and commuting bats (Collins, 2016) and is therefore recommended to be subject to further surveys in order to ascertain the diversity and distribution of bats species utilising the site.

In accordance with BCT guidelines, one survey visit per season (spring – April to May, summer – June to August, autumn – September to October) is recommended. In addition to this one automatic/static detector is recommended to be placed out on five consecutive nights per season (between April-October).

Further detailed recommendations will be made following the bat activity surveys, however it is likely that a sensitive lighting strategy will be required for the site, to reduce light spillage into surrounding retained habitats in particular the adjacent woodland.

#### Badgers

Evidence of badger activity was not observed on-site and no setts were recorded. Suitable foraging habitat was however found to be present on site, along the site boundaries within the woodland strip. As a precautionary measure, it is recommended that a pre-construction badger check is carried out prior to works commencing to ensure that badger activity on-site has not changed.

#### Hazel Dormice

The mosaic of scrub, hedgerow and woodland offers suitable conditions for hazel dormice to potentially use the site. A suite of dormice surveys is therefore recommended. This would involve the installation of dormouse nest tubes within suitable habitat within the site and checking the tubes once



a month in order to achieve 20 survey points, considered to be a reasonable survey effort based on the index of probability scoring system (Bright *et al.*, 2006). The points system (as shown in Table 8 below) varies throughout the year as nest tubes are most likely to be occupied during May and August/September.

**Table 8 Index of probability of finding dormice present in nest tubes in any one month**

Month	Index of Probability
April	1
May	4
June	2
July	2
August	5
September	7
October	2
November	2

If presence of dormouse is confirmed on site a mitigation strategy and an EPSL from NE may be needed (e.g. for any removal of woodland, hedgerow or scrub on-site). This can only be obtained once full planning permission has been granted and all planning conditions relating to wildlife have been discharged.

### **Birds**

Habitat on site offers limited suitability for species of conservation concern. Should future proposals require removal of hedgerows, scrub or trees within the woodland strip this is recommended to be undertaken outside of the bird nesting season (March to August inclusive) or after an inspection by an experienced ecologist no earlier than 24 hours before commencement of works. If nesting birds are located, the ecologist will suggest suitable buffers are put in place to prevent disturbance.

### **Invertebrates**

The mosaic of scrub, grassland and woodland habitats along the boundaries of the site offer a range of suitable habitat for a range of terrestrial invertebrate species. However due to the lack of notable invertebrates returned within the data search and the majority of the site consisting of intensively managed arable land, the site has been assessed as having low suitability for invertebrates and no further surveys were recommended.

### **Other Mammals**

The presence of hedgehogs and brown hares will be assessed in conjunction with pre-construction badger and nesting birds check.

### **Invasive Species**

No invasive species were identified on the site.





## 6.0 Summary

### 6.1 Designated Sites

Indirect impacts are possible through increased recreational pressure on sites designated as ancient woodlands. More detailed assessment can be made once development proposal is available.

### 6.2 Habitats

It is recommended that boundary woodland and grassland strip with hedgerows are preserved as part of the development where possible. This is due to these habitats providing resources and shelter for potentially present species including nesting birds, dormice, reptiles and commuting/foraging bats.

Where the retention of these habitats is not possible clearance works should be undertaken at an appropriate time of year, the timing and methodology of clearance works will need to take account of the findings of the recommended further protected species surveys.

### 6.3 Protected & Notable Species

#### 6.3.1 Recommendations for Surveys

Further surveys have been recommended for the following species:

##### Reptiles

A suite of seven presence/likely absence reptile surveys are recommended to assess the distribution and density of reptiles present on site.

##### Bats

Seasonal bat activity surveys of the site are recommended to take place between April and October (spring – April to May, summer – June to August, autumn – September to October).

A number of trees within the woodland hold bat roosting potential. Should future development proposal show impact on these trees, further surveys of two of the trees that have moderate potential are recommended.

If the trees on site identified as having low potential to support roosting bats are required to be felled and/or pruned as part of the proposed development this should be done sympathetically using "soft-felling methodology".

##### Hazel dormice

A suite of hazel dormouse surveys are recommended to assess the presence/likely absence of this species on site.

##### Badgers

It is recommended that a pre-construction badger check is carried out prior to the start of works to confirm there has been no change to the level of activity present on-site.



**Birds**

It is recommended that a pre-construction nesting birds check is carried out prior to the start of works to assure no disturbance to nesting birds.

**Other Mammals**

The presence of brown hares and hedgehogs will be assessed in conjunction with above mentioned pre-construction checks.

**6.3.2 Recommendations for Mitigation**

Following measures are recommended to reduce impacts on the ecologically valuable features that the site supports:

- The woodland strip is recommended to be retained as part of the development to prevent impact on potentially roosting bats.



## 7.0 References

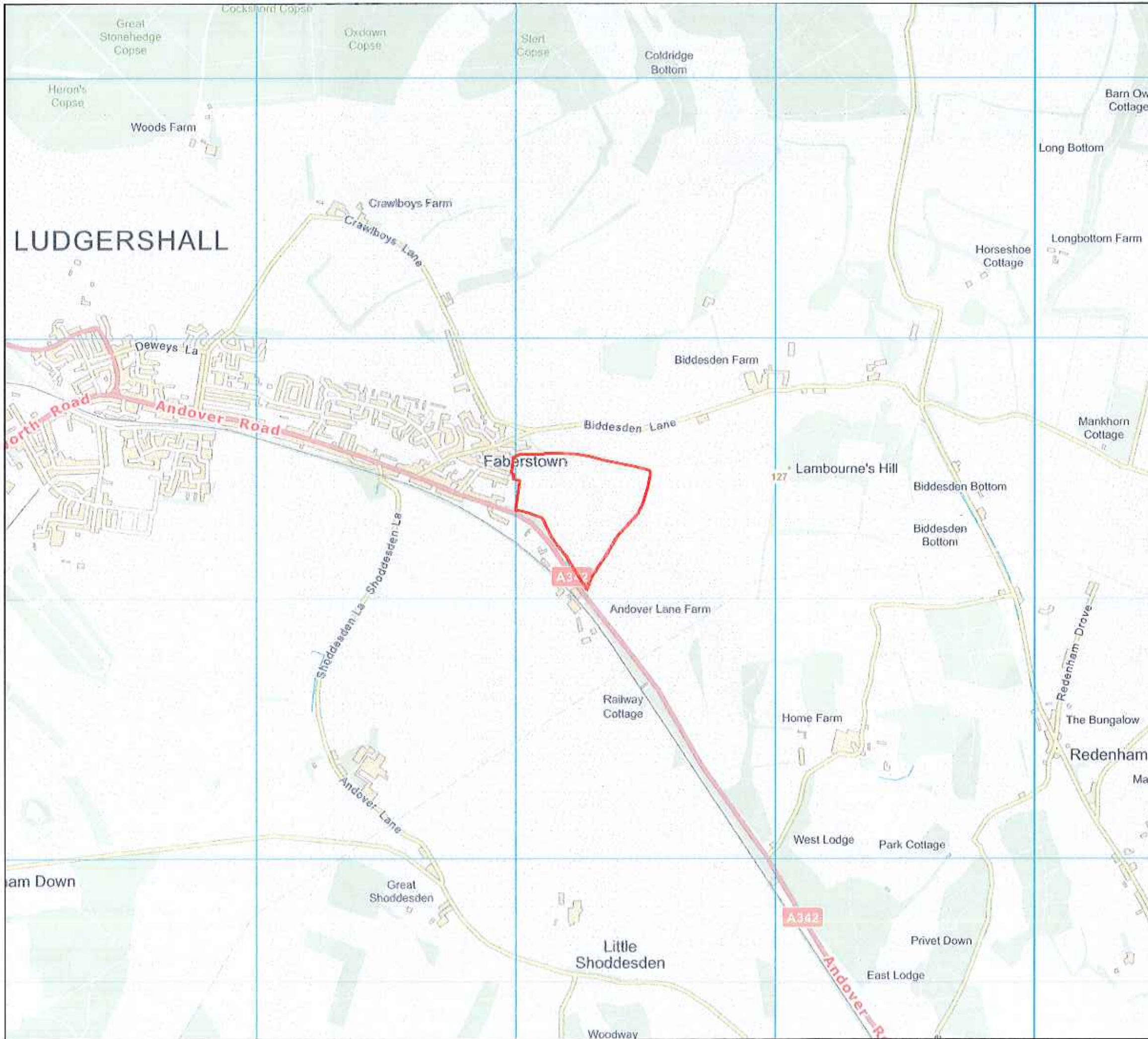
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## **FIGURES**

**Figure 1 – Site Location Plan**

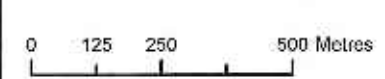
**Figure 2 – Phase 1 Habitat Plan**



Rev	Date	Notes
A	28/03/18	Initial map production

**Legend**

 Site boundary



**Site Location Plan**

**Land East of Ludgershall**

Scale at A3: 1:14,000	Project No: A104324	Drawing No: Figure 1	Revision: A
Drawn by: Ben Blowers	Drawn date: 28/03/2018	Approved by: Kevin Wood	

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## **Appendix A – Report Conditions**



**REPORT CONDITIONS**

This Report has been prepared using reasonable skill and care for the sole benefit of [Faberstown Trust] ("the Client") for the proposed uses stated in the report by [WYG Environment Planning Transport Limited] ("WYG"). WYG exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder's permission.

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to WYG or for the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report. WYG does not purport to provide specialist legal, tax or accounting advice.

The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the Investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The "shelf life" of the Report will be determined by a number of factors including; its original purpose, the Client's instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.





## Appendix B – Wildlife Legislation



#### Bern Convention

The *Convention on the Conservation of European Wildlife and Natural Habitats* (the *Bern Convention*) was adopted in Bern, Switzerland in 1979, and was ratified in 1982. Its aims are to protect wild plants and animals and their habitats listed in Appendices 1 and 2 of the Convention, and regulate the exploitation of species listed in Appendix 3. The regulation imposes legal obligations on participating countries to protect over 500 plant species and more than 1000 animals.

To meet its obligations imposed by the Convention, the European Community adopted the *EC Birds Directive* (1979) and the *EC Habitats Directive* (1992 – see below). Since the Lisbon Treaty, in force since 1<sup>st</sup> December 2009, European legislation has been adopted by the European Union.

#### Bonn Convention

The Convention on the Conservation of Migratory Species of Wild Animals or 'Bonn Convention' was adopted in Bonn, Germany in 1979 and came into force in 1985. Participating states agree to work together to preserve migratory species and their habitats by providing strict protection to species listed in Appendix I of the Convention. It also establishes agreements for the conservation and management of migratory species listed in Appendix II.

In the UK, the requirements of the convention are implemented via the Wildlife & Countryside Act 1981 (as amended), Wildlife (Northern Ireland) Order 1985 (as amended), Nature Conservation and Amenity Lands (Northern Ireland) Order 1985 and the Countryside and Rights of Way Act 2000 (CRoW).

#### Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

#### Birds Directive

The EC Directive on the Conservation of Wild Birds (79/409/EEC) or 'Birds Directive' was introduced to achieve favourable conservation status of all wild bird species across their distribution range. In this context, the most important provision is the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance.



**Conservation of Habitats and Species Regulations 2017 (as amended)**

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by the European Commission, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The Regulations also make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5 - see below:

Schedule 2 – European Protected Species of Animals	Schedule 5 – European Protected Species of Plants
Horseshoe bats <i>Rhinolophidae</i> – all species	Shore dock <i>Rumex rupestris</i>
Common bats <i>Vespertilionidae</i> – all species	Killarney fern <i>Trichomanes speciosum</i>
Large Blue Butterfly <i>Maculinea arion</i>	Early gentian <i>Gentianella anglica</i>
Wild cat <i>Felis silvestris</i>	Lady's-slipper <i>Cypripedium calceolus</i>
Dolphins, porpoises and whales <i>Cetacea</i> – all sp.	Creeping marshwort <i>Apium repens</i>
Dormouse <i>Muscardinus avellanarius</i>	Slender naiad <i>Najas flexilis</i>
Pool frog <i>Rana lessonae</i>	Fen orchid <i>Liparis loeselii</i>
Sand lizard <i>Lacerta agilis</i>	Floating-leaved water plantain <i>Luronium natans</i>
Fisher's estuarine moth <i>Gortyna borelii lunata</i>	Yellow marsh saxifrage <i>Saxifraga hirculus</i>
Great crested newt <i>Triturus cristatus</i>	
Otter <i>Lutra lutra</i>	
Lesser whirlpool ram's-horn snail <i>Anisus vorticulus</i>	
Smooth snake <i>Coronella austriaca</i>	
Sturgeon <i>Acipenser sturio</i>	
Natterjack toad <i>Epidalea calamita</i>	
Marine turtles <i>Caretta caretta</i> , <i>Chelonia mydas</i> , <i>Lepidochelys kempii</i> , <i>Eretmochelys imbricata</i> , <i>Dermochelys coriacea</i>	

**Wildlife & Countryside Act 1981 (as amended)**

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;



- Interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to:

- Intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant;
- unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or
- sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

**Schedule 1 - Birds which are protected by special penalties**

Avocet	<i>Recurvirostra avosetta</i>	Osprey	<i>Pandion haliaetus</i>
Bee-eater	<i>Merops apiaster</i>	Owl, Barn	<i>Tyto alba</i>
Bittern	<i>Botaurus stellaris</i>	Owl, Snowy	<i>Nyctea scandiaca</i>
Bittern, Little	<i>Ixobrychus minutus</i>	Peregrine	<i>Falco peregrinus</i>
Bluethroat	<i>Luscinia svecica</i>	Petrel, Leach's	<i>Oceanodroma leucorhoa</i>
Brambling	<i>Fringilla montifringilla</i>	Phalarope, Red-necked	<i>Phalaropus lobatus</i>
Bunting, Cirl	<i>Emberiza ciris</i>	Plover, Kentish	<i>Charadrius alexandrinus</i>
Bunting, Lapland	<i>Calcarius lapponicus</i>	Plover, Little Ringed	<i>Charadrius dubius</i>
Bunting, Snow	<i>Plectrophenax nivalis</i>	Quail, Common	<i>Coturnix coturnix</i>
Buzzard, Honey	<i>Pernis apivorus</i>	Redstart, Black	<i>Phoenicurus ochruros</i>
Capercaille	<i>Tetrao urogallus</i>	Redwing	<i>Turdus iliacus</i>
Chough	<i>Pyrrhocorax pyrrhocorax</i>	Rosefinch, Scarlet	<i>Carpodacus erythrinus</i>
Corncrake	<i>Crex crex</i>	Ruff	<i>Philomachus pugnax</i>
Crake, Spotted	<i>Porzana porzana</i>	Sandpiper, Green	<i>Tringa ochropus</i>
Crossbills (all species)	<i>Loxia</i>	Sandpiper, Purple	<i>Calidris maritima</i>
Curlew, Stone	<i>Burhinus oediacnemus</i>	Sandpiper, Wood	<i>Tringa glareola</i>
Divers (all species)	<i>Gavia</i>	Scaup	<i>Aythya marila</i>
Dotterel	<i>Charadrius morinellus</i>	Scoter, Common	<i>Melanitta nigra</i>
Duck, Long-tailed	<i>Clangula hyemalis</i>	Scoter, Velvet	<i>Melanitta fusca</i>
Eagle, Golden	<i>Aquila chrysaetos</i>	Serin	<i>Serinus serinus</i>
Eagle, White-tailed	<i>Haliaeetus albicilla</i>	Shorelark	<i>Eremophila alpestris</i>
Falcon, Gyr	<i>Falco rusticolus</i>	Shrike, Red-backed	<i>Lanius collurio</i>
Fieldfare	<i>Turdus pilaris</i>	Spoonbill	<i>Platalea leucorodia</i>
Firecrest	<i>Regulus ignicapillus</i>	Stilt, Black-winged	<i>Himantopus himantopus</i>
Garganey	<i>Anas querquedula</i>	Stint, Temminck's	<i>Calidris temminckii</i>
Godwit, Black-tailed	<i>Limosa limosa</i>	Swan, Bewick's	<i>Cygnus bewickii</i>



Goshawk	<i>Accipiter gentilis</i>	Swan, Whooper	<i>Cygnus cygnus</i>
Grebe, Black-necked	<i>Podiceps nigricollis</i>	Tern, Black	<i>Chlidonias niger</i>
Grebe, Slavonian	<i>Podiceps auritus</i>	Tern, Little	<i>Sterna albifrons</i>
Greenshank	<i>Tringa nebularia</i>	Tern, Roseate	<i>Sterna dougallii</i>
Gull, Little	<i>Larus minutus</i>	Tit, Bearded	<i>Panurus biarmicus</i>
Gull, Mediterranean	<i>Larus melanocephalus</i>	Tit, Crested	<i>Parus cristatus</i>
Harriers (all species)	<i>Circus</i>	Treecreeper, Short-toed	<i>Certhia brachydactyla</i>
Heron, Purple	<i>Ardea purpurea</i>	Warbler, Cetti's	<i>Cottia cotti</i>
Hobby	<i>Falco subbuteo</i>	Warbler, Dartford	<i>Sylvia undata</i>
Hoopoe	<i>Upupa epops</i>	Warbler, Marsh	<i>Acrocephalus palustris</i>
Kingfisher	<i>Alcedo atthis</i>	Warbler, Savi's	<i>Locustella luscinioides</i>
Kite, Red	<i>Milvus milvus</i>	Whimbrel	<i>Numenius phaeopus</i>
Merlin	<i>Falco columbarius</i>	Woodlark	<i>Lullula arborea</i>
Oriole, Golden	<i>Oriolus oriolus</i>	Wryneck	<i>Jynx torquilla</i>
<b>Invasive plant species listed in Schedule 9</b>			
Australian swamp stonecrop or New Zealand pygmyweed	<i>Crassula helmsii</i>	Japanese rose	<i>Rosa rugosa</i>
Californian red seaweed	<i>Pilea californica</i>	Japanese seaweed	<i>Sargassum muticum</i>
Curly waterweed	<i>Lagarosiphon major</i>	Laver seaweeds (except native species)	<i>Porphyra</i> spp
Duck potato	<i>Sagittaria latifolia</i>	Parrot's-feather	<i>Myriophyllum aquaticum</i>
Entire-leaved cotoneaster	<i>Cotoneaster integrifolius</i>	Perfoliate alexanders	<i>Smyrnium perfoliatum</i>
False Virginia creeper	<i>Parthenocissus inserta</i>	Pontic rhododendron	<i>Rhododendron ponticum</i>
Fanwort or Carolina water-shield	<i>Cabomba caroliniana</i>	Purple dewplant	<i>Disphyma crassifolium</i>
Few-flowered garlic	<i>Allium paradoxum</i>	Red algae	<i>Grateloupia luxurians</i>
Floating pennywort	<i>Hydrocotyle ranunculoides</i>	Rhododendron	<i>Rhododendron ponticum</i> × <i>Rhododendron maximum</i>
Floating water primrose	<i>Ludwigia peploides</i>	Small-leaved cotoneaster	<i>Cotoneaster microphyllus</i>
Giant hogweed	<i>Heracleum mantegazzianum</i>	Three-cornered garlic	<i>Allium triquetrum</i>
Giant kelp	<i>Macrocystis</i> spp.	Variegated yellow archangel	<i>Lamiastrum galeobdolon</i> subsp. <i>argentatum</i>
Giant knotweed	<i>Fallopia sachalinensis</i>	Virginia creeper	<i>Parthenocissus quinquefolia</i>
Giant rhubarb	<i>Gunnera tinctoria</i>	Wakame	<i>Undaria pinnatifida</i>
Giant salvinia	<i>Salvinia molesta</i>	Wall cotoneaster	<i>Cotoneaster horizontalis</i>
Green seafingers	<i>Codium fragile</i>	Water fern	<i>Azolla filiculoides</i>
Himalayan cotoneaster	<i>Cotoneaster simonsii</i>	Water hyacinth	<i>Eichhornia crassipes</i>
Hollyberry cotoneaster	<i>Cotoneaster bullatus</i>	Water lettuce	<i>Pistia stratiotes</i>
Hooked asparagus seaweed	<i>Asparagopsis armata</i>	Water primrose	<i>Ludwigia grandiflora</i>
Hottentot fig	<i>Carpobrotus edulis</i>	Water primrose	<i>Ludwigia uruguayensis</i>
Hybrid knotweed	<i>Fallopia japonica</i> × <i>Fallopia sachalinensis</i>	Waterweeds	<i>Elodea</i> spp.
Indian (Himalayan) balsam	<i>Impatiens glandulifera</i>	Yellow azalea	<i>Rhododendron luteum</i>
Japanese knotweed	<i>Fallopia japonica</i>		



#### Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett.

The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger"

#### Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

#### Hedgerow Regulations 1997

The Hedgerow Regulations were made under Section 97 of the Environment Act 1995 and came into force in 1997. They introduced new arrangements for local planning authorities in England and Wales to protect important hedgerows in the countryside, by controlling their removal through a system of notification. Important hedgerows are defined by complex assessment criteria, which draw on biodiversity features, historical context and the landscape value of the hedgerow.

#### Birds of Conservation Concern

This is a review of the status of all birds occurring regularly in the United Kingdom. It is regularly updated and is prepared by leading bird conservation organisations, including the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).

The latest report was produced in 2015 (Eaton *et al*, 2015) and identified 67 red list species, 96 amber species, and 81 green species. The criteria are complex, but generally:

- **Red list** species are those that have shown a decline of the breeding population, non-breeding population or breeding range of more than 50% in the last 25 years.
- **Amber list** species are those that have shown a decline of the breeding population, non-breeding population or breeding range of between 25% and 50% in the last 25 years. Species that have a UK breeding population of less than 300 or a non-breeding population of less than 900 individuals are also included, together with those whose 50% of the population is localised in 10 sites or fewer and those whose 20% of the European population is found in the UK.
- **Green list** species are all regularly occurring species that do not qualify under any of the red or amber criteria are green listed.



#### Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

#### Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level), and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision making process.

#### Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focussed on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.




Its application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.




## Appendix C – Target Notes







Target Note	Description	Photograph
1	Brash pile	
2	Rabbit warren	
T1	Mature oak tree with ivy covered potential bat roosting feature – low potential.	




Target Note	Description	Photograph
T2	Two adjacent mature oak trees with ivy covered potential bat roosting features – low potential. These are marked as one on the map.	 Two photographs of mature oak trees. The top photograph shows a close-up of the upper branches and canopy, heavily covered in ivy. The bottom photograph shows a full view of a large, mature oak tree with a thick trunk and a dense canopy of ivy-covered branches.



Target Note	Description	Photograph
T3	Mature oak tree with two potential bat roosting features – a hole around dead limb, and a missing limb – moderate potential.	
T4	Mature oak tree with rot holes on limbs as potential bat roosting features – negligible potential.	



Target Note	Description	Photograph
T5	Mature oak tree with gaps by missing limbs and dead wood representing potential bat roosting features – moderate potential.	

A landscape photograph showing a large field of golden-brown crops in the foreground. In the middle ground, there are several buildings, including a prominent red brick house with a chimney on the left and other smaller structures on the right. The background consists of a dense line of trees under a blue sky with light, wispy clouds.

**The Faberstown Trust  
Land East of Ludgershall**

**Landscape & Visual Statement**

A104324

September 2018

# The Faberstown Trust

## Land East of Ludgershall

### Landscape and Visual Statement

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## 1.0 Introduction

1.1.1 WYG is instructed by The Faberstown Trust to prepare this Landscape and Visual Statement which relates to the promotion for residential development at land to the east of Ludgershall, in the Test Valley Borough Council, Hampshire. The site is also located adjacent to the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

## 1.2 Scope of the landscape and visual statement

1.2.1 The findings of the landscape statement are based on the potential construction of 350 2 storey residential dwellings within the redline boundary area, as shown on the Illustrative Masterplan reference IMP-01. The site covers 15.6 hectares and the net area for proposed residential development would cover 9.7 hectares. Proposals for the site include retained boundary trees and vegetation, proposed shelter belts to enhance existing boundary vegetation, attenuation areas, and approximately 5.6 hectares of public open space.

1.2.2 Vehicle access to the site would be in the south of the site via Andover Road.

1.2.3 This Landscape and Visual Statement is broadly based on the Guidelines for Landscape and Visual Impact Assessment 3rd Edition, GLIVA3<sup>1</sup>. It briefly describes the landscape of the site, the surrounding landscape context, and reviews the potential effects on the landscape and visual amenity as a result the proposed residential development within a 3km study area. A Chartered Landscape Architect from WYG visited the site and surrounding area on the 29th August 2018. The weather was dry, partially cloudy with good visibility.

1.2.4 For the purposes of reviewing the landscape and visual effects of this proposal, study areas have been defined, shown on **Figure LA01**:

- The "site" extends to the red line boundary of the site as shown on **Figure LA01**;
- The "landscape context" extends to a radius of 4km from the site as shown on **Figure LA03**; and
- The visual study area extends to up to 4km from the site boundary as shown on **Figure LA06**.

1.2.5 The Landscape and Visual Statement is illustrated by plans and photographs, as follows:

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<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013





Figure <b>LA01</b>	Site Location
Figure <b>LA02</b>	Designations
Figure <b>LA03</b>	Landscape character
Figure <b>LA04</b>	Topography
Figure <b>LA05</b>	Site Context
Figure <b>LA06</b>	Zones of Theoretical Visibility
Figure <b>LA07</b>	Viewpoint locations
Figure <b>LA08</b>	Site photographs
Figure <b>LA09</b>	Viewpoint photographs

## 1.3 Guidance etc

1.3.1 In addition to GLVIA3, the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment was referred to.

1.3.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- Landscape Character Assessment: Guidance for England and Scotland, published by Countryside Agency, 2002
- Natural England updated character area descriptions, April 2014
- Policies relevant to the landscape and visual amenity in national and regional policy including: Test Valley Borough Revised Local Plan 2011-2019, Wiltshire Core Strategy, Hampshire County Integrated Landscape Character Assessment, Test Valley Borough Landscape Character Assessment, North Wessex Downs AONB Integrated Landscape Character Assessment, and the North Wessex Downs AONB Management Plan 2014-2019.

### Photography

1.3.3 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the Landscape Institute (LI) advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees<sup>2</sup>. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm.

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<sup>2</sup> The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website: <https://www.landscapeinstitute.org/visualisation/> accessed 20.08.18

- 1.3.4 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins.
- 1.3.5 The viewpoint locations were established using a camera mounted GPS device and verified against site survey or Ordnance Survey grid reference and height above Ordnance Datum. The viewpoint locations are shown on **Figure LA07**.

## 2.0 Landscape Policies and Designations

### 2.1 National and local policy

#### National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF) published on 24th July 2018 sets out the Government's economic, environmental and social planning policies for England, and their vision for sustainable development. The key principles that are of relevance to the development include:
- 2.1.2 **Section 2: Achieving sustainable development, paragraph 8** sets out three overarching objectives to achieve sustainable development. The third objective is an environmental objective which is to "contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land..." **Paragraph 9** goes on to state that "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area." **Paragraph 10** states "... at the heart of the Framework is a presumption in favour of sustainable development."
- 2.1.3 **Section 12: Achieving well-designed places, paragraph 127 states that "planning policies and decisions should ensure that developments:**
- b)** are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c)** are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);



d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; ...

2.1.4 **Section 15: Conserving and enhancing the natural environment, paragraph 170** states that "planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes...;
- b) recognising the intrinsic character and beauty of the countryside...;

**Paragraph 172** states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty, which have the highest status of protection..."

## Local Policy

2.1.5 The site lies within the boundaries of Hampshire County Council and within the district of Test Valley Borough Council. Local planning policy relevant to the proposed development of the site is provided by the **Test Valley Borough Revised Local plan (2016)**. Relevant policies relating to the proposed development are outlined below.

### **Test Valley Borough Revised Local plan DPD 2011 - 2029**

- Local Communities **Policy COM2: Settlement Hierarchy** states that "Development outside the boundaries of settlement...will only be permitted if:
  - a) it is appropriate in the countryside...; or
  - b) it is essential for the proposed development to be located in the countryside.
- Environment **Policy E1: High Quality Development in the Borough** states that "Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development:
  - a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;
  - b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;
  - c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and
  - d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.

Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.

- **Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough** states that "To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:
  - a) It does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;
  - b) It is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;
  - c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;
  - d) arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and
  - e) It conserves the landscape and scenic beauty of the ... the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and
  - f) does not result in the loss of important local features such as trees, walls, hedges or water courses.
  
- **Policy E6: Green infrastructure** states "Development will be permitted provided that:
  - a) it protects, conserves and where possible, enhances the Borough's Green Infrastructure network;
  - b) It avoids the loss, fragmentation, severance or a negative impact on the function of the Green Infrastructure network; ...

### **Wiltshire Core Strategy adopted January 2015**

2.1.6 The site is located adjacent to the local authority of Wiltshire, which encompasses the North Wessex Downs AONB. Planning policy for Wiltshire is defined by the Local Plan which includes the Wiltshire Core Strategy that incorporated saved policies from district local plans, Neighbourhood plans and other plans. Relevant policies relating to the proposed development are outlined below.

- **Core Policy 51: Landscape** states that "...Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

## **2.2 Designations**

2.2.1 Landscape designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA02**.



## AONB

- 2.2.2 The northern half of the study area is covered by the North Wessex Downs AONB. The north boundary of the site abuts part of the southern boundary of the AONB.

### Special Qualities

- 2.2.3 The North Wessex Downs AONB Management Plan 2014 – 2019 identifies the special qualities of the AONB, which are defined under eight themes: Landscape, Land Management, Biodiversity, Natural Resources, Historic Environment, Development, Communities, and Leisure and Tourism. The special qualities of the AONB from relevant themes are described below.
- 2.2.4 The Landscape theme identifies eight Landscape Character Types (LCT) for the AONB. The site is located within LCT Downland with woodland. The landscape special qualities for this LCT is described as "offering softer contours, woodland cover and a mix of field patterns."<sup>3</sup>
- 2.2.5 Under the theme Land Management, relevant special qualities are identified as "varied field patterns; ...recent boundary removals creating vast fields... different types of woodland, many with public access..."<sup>4</sup>
- 2.2.6 The Development theme describes special qualities as "The sense of remoteness and tranquillity that comes from undeveloped and rural quality with only limited human intervention, containing typically modest villages with distinctive and ancient settlement patterns." It goes on to state that the Downland with woodland LCT are "generally very sparsely populated, containing scattered isolated farms...or small hamlets..." Another special quality describes the "sparse road network, but there is good access from a number of economically significant towns such as... Andover..."<sup>5</sup>
- 2.2.7 The Leisure and Tourism theme identifies a special quality as "the extensive Rights of Way network...including...access land, commons and accessible woodland."<sup>6</sup>

### Setting

- 2.2.8 The North Wessex Downs AONB Position Statement Setting (Development Affecting the Setting of the North Wessex Down AONB), October 2012 provides guidance for development outside but within the setting of the AONB.
- 2.2.9 The statement states that "there is no defined boundary where the setting of the North Wessex Downs AONB ends. However, distance away from the AONB will obviously be a

<sup>3</sup> Page 30, The North Wessex Downs AONB Management Plan 2014 – 2019

<sup>4</sup> Page 35, The North Wessex Downs AONB Management Plan 2014 – 2019

<sup>5</sup> Page 64, The North Wessex Downs AONB Management Plan 2014 – 2019

<sup>6</sup> Page 72, The North Wessex Downs AONB Management Plan 2014 – 2019

material factor in forming a decision on any proposals, in that the further away a development is from the AONB boundary the more the impact is likely to be reduced.<sup>7</sup>

2.2.10 The statement goes on to give examples of adverse impacts on the setting of the AONB, relevant examples include:

- development which would have a significant visual impact on views in or out of the AONB;
- loss of tranquillity...;
- Introduction of abrupt change of landscape character; ...
- change of use of land where of a significant enough scale to cause harm to landscape character...<sup>8</sup>

## Historic and Cultural landscape designations

2.2.11 Relevant historic and cultural landscape designations are shown on **Figure LA02**.

### **Registered Park and Gardens of Special Historic Interest**

2.2.12 Biddesden House registered park and garden is located approximately 0.7km to the northeast of the site. The site covers 26 hectares comprised of a 18<sup>th</sup> and 19 century park including remains of an 18<sup>th</sup> century terraced garden, an early 19<sup>th</sup> century garden and shrubbery, and a garden dating from the early 1930s<sup>9</sup>.

### **Conservation areas and listed buildings**

2.2.13 There are two conservation areas that are located entirely within the 4km study area. Three other conservations areas are partially located within the 4km study area to the north and south of the site. Ludgershall conservation area is the closest to the site and at its nearest point is located approximately 1.6km to the northwest of the site. It encompasses several listed buildings and Ludgershall Castle, a medieval ringwork and castle, Ludgershall scheduled monument.

2.2.14 There are several listed buildings located within the 4km study area. The majority of the listed buildings are located within the conservation areas and the Registered Park and Garden in the study area. The nearest listed buildings to the site are located approximately 0.56km to the northeast of the site along Biddesden Lane at Biddesden Farm.

2.2.15 The setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact appraisals.

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<sup>7</sup> Page 4, The North Wessex Downs AONB Position Statement Setting (Development Affecting the Setting of the North Wessex Downs AONB, October 2012

<sup>8</sup> Page 4, The North Wessex Downs AONB Position Statement Setting (Development Affecting the Setting of the North Wessex Downs AONB, October 2012

<sup>9</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1001228>

### **Scheduled Monuments**

- 2.2.16 There are seven Scheduled Monuments located within the 4km study area. The nearest is to the site is Roman buildings on Lambourne's Hill, which is located 1km to the east of the site.

### **Ancient woodland**

- 2.2.17 The 4km study area contains several small blocks of ancient and semi-natural woodland, particularly the eastern half of the study area.
- 2.2.18 To the north of the site at approximately 1.4km, there is a large area of ancient replanted woodland. The woodland continues northwards beyond the 4km study area.

### **Public access**

- 2.2.19 Public access and rights of way are illustrated on **Figure LA02**. There are no National Trails or National Cycle Routes that transect 4km the study area.

### **Public rights of way**

- 2.2.20 The 4km study area contains a network of public rights of way. The nearest PRoW to the site is Bull Drove (track) bridleway, which is located approximately 0.15km to the north of the site. The bridleway connects to Biddesden Lane and heads northwards, skirting part of the southern edge of Coldridge Wood within the north of the 4km study area before continuing northwards through the woodland and beyond the study area. The bridleway connects to several other PRoWs within the woodland.
- 2.2.21 To the northwest of the site at approximately 0.2km, a footpath skirts the northern edge of Ludgershall in a west to east direction connecting to Crawlboys Lane. Approximately 0.17km to the southeast of the site, a bridleway connects to the A342 Andover Road and heads in an eastwards direction along field boundaries before heading northwards and connecting to Biddesden Lane on the east edge of Biddesden House registered park and garden.

### **Open access land**

- 2.2.22 To the north of the site, the large area of ancient replanted woodland is open access land and is also transected by several PRoWs. At its nearest point the open access land is located approximately 1.4km to the north of the site.

### **Land covered by Salisbury Plain military land byelaws 1981**

- 2.2.23 Within the western half of the 4km study area there is a large area of land is covered by the Salisbury Plain military land byelaws. Within the 4km study area, the Salisbury Plain military land mainly covers land around Ludgershall and outside of the North Wessex Downs AONB. The military land is transected by several PRoWs and MOD roads.

## 3.0 Effects on the Landscape

- 3.1.1 The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then from a site-specific survey carried out for the purposes of this initial appraisal.

### National landscape character assessment

- 3.1.2 The desk study has made reference to National Character Areas for England<sup>10</sup>. National Character Areas (NCAs) divide England into 159 distinct natural areas. The new NCA profiles update the previously published Joint Character Area (JCAs) and Countryside Character Area descriptions (1998-1999 by the Countryside Agency). Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'

- 3.1.3 The site is located within the northwest of **National Character Area 130: Hampshire Downs**. The relevant key characteristics are identified as:

- **The rolling, elevated, chalk arable downland has an open, exposed character that provides open skies and long-distance views.**
- **Elevated plateaux and upper valley slopes are characterised by extensive open tracts of large, low-hedged fields with thin chalky soils, shelterbelts, and ancient semi-natural woodland blocks on clay-with-flint caps on some of the steeper slopes.**
- **A network of distinctive and ancient droving roads and trackways is a particular feature across the Downs.**
- There is widespread evidence of prehistoric settlement on the open downlands, including burial mounds with visually prominent Iron Age hill forts...
- 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**.
- ... the more modern, rapidly expanding towns of Basingstoke and Andover are on downland sites at the head of the Loddon and Test valleys.

- 3.1.4 Within the 'Opportunities' section, the following statements of environmental opportunity are of relevance to the area:

- **SEO 3:** Work with landowners and the farming community to encourage sustainable food production that also retains or enhances landscape character...and minimises its impacts on...the historic features in the landscape.

<sup>10</sup> National Character Area Profile - **Character Area 130: Hampshire Downs**, Natural England, 8<sup>th</sup> April 2014





For example, by:

- Targeting the creation of linear features, such as buffer strips and restored hedgerows, across slopes...
- Securing benefits for public recreation and public access, ensuring that linear access routes and access areas meet the needs of user groups...
- Managing the network of hedgerows...

## County level landscape assessments

3.1.5 County Landscape Character Areas and Landscape Character Types are shown on **Figures LA03-1 and LA03-2**.

### Hampshire County Integrated Character Assessment

3.1.6 As part of the desk studies, the **Hampshire County Integrated Character Assessment<sup>11</sup>** was reviewed to establish the context of the site. The site is located within the southwest of **Landscape Character Area 7a: Northwest Hampshire Downs** and the landscape type is defined as **Downland Mosaic Small Scale**. Relevant key characteristics of the Landscape Character Area include:

- **Varied landform** comprising high rolling hills cut by steep sided, long, sinuous dry valleys, scarps and dramatic combes.
- Biodiversity value from remnant areas of chalk grassland and ancient woodlands.
- Repeating pattern of woodland with long sinuous hangers on steep dry valley sides and extensive woodland blocks on clay capped summits.
- Strong hedgerow **structure defining arable fields, sometimes with hedgerow trees**.
- **Mosaic of arable farmland between woodland** with some pasture on steep slopes, former **downland** and valley bottoms.
- **Varied field pattern** including assart enclosures with wavy field boundaries and some areas of more large scale parliamentary enclosure.
- **Low density**, dispersed pattern of nucleated ridge top and valley villages/hamlets and **isolated farmsteads**.
- **Generally inward looking and contained landscape as a result of topography and vegetation**.
- Unspoilt character, tranquil, rural and of high scenic quality (designated AONB).

3.1.7 Adjacent to the south boundary of the site is **Landscape Character Area 8d: Andover Open Downs** and the landscape type is defined as **Open downs**. Relevant key characteristics of the Landscape Character Area include:

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<sup>11</sup> Hampshire County Integrated Character Assessment

<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment/characterareas>

- Plateau downland with gentle undulating ridges and dry chalk valleys.
- Occasional prominent hills within the downland create visual features.
- Open, expansive landscape with long distant views across downland and the river valleys which dissect the plateau.
- **Predominately arable land use with limited pasture** in the west...
- **There is little woodland cover** creating a simple composition of landscape elements except where there are notable deposits of clay with flints...
- Very regular formal enclosure pattern dates predominately from the 19th century. Defined in places by a **weak hedgerow structure or no boundaries at all and particularly in the open downland tends to overwrite earlier field boundary patterns.**
- **Dispersed** pattern of nucleated villages and **farmsteads.**

## District level landscape assessments

3.1.8 The District Landscape Character Areas are on shown on **Figure LA03-3.**

### **Test Valley Borough Landscape Character Assessment**

3.1.9 The **Test Valley Borough Landscape Character Assessment**<sup>12</sup> was also reviewed to establish the context of the site. The assessment is a district wide assessment that sits within the framework of National and County Landscape Character Assessments. The site is located within the west of **Landscape Character Area 9A: North Andover Plateau**, the landscape character type is defined as **semi enclosed clay plateau farmland**. Relevant key characteristics of the Landscape Character Area include:

- Complex **plateau landscape** with dry river gravel valleys and gentle ridges.
- Contrasting open areas of **arable farmland** with **shelter belts** on higher ground.
- Lack of hedgerows in arable landscape.
- Well hedged mix of mainly pasture associated with settlements.
- Mixed linear development degrading this landscape area along the A342.
- Distinction **farmstead distribution** varying from east to west.

3.1.10 Adjacent to the south boundary of the site is **Landscape Character Area 10c: Thruxton and Danebury Chalk Downland** and the landscape type is defined as **Open chalklands**. Relevant key characteristics of the Landscape Character Area include:

- A gently undulating area of very open **chalk downland dominated by arable farming**
- **Poor hedgerow structure**
- **A few isolated woodlands and shelter belts which traverse the landform**

<sup>12</sup> Test Valley Borough Landscape Character Assessment <https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>



- Intrusive development along the roads radiating out of Andover, has diluted the rural character
- **Larger farmsteads associated with main roads with smaller farmsteads associated with remoter open field systems**
- A large scale landscape of 'big skies' and wide views.

### **The North Wessex Downs AONB Integrated Landscape Character Assessment**

3.1.1 As part of our desk study the **North Wessex Downs Integrated Character Assessment Technical Report<sup>13</sup>** was also reviewed to establish the context of the site. The north boundary of the site is located adjacent to **Landscape Character Area 2E: Chute Forest - Faccombe** and the landscape type is defined as **Downland with Woodland**. Relevant key characteristics of the Landscape Character Area include:

- part of the southern block of **chalk upland, capped by clays and presenting a varied landform of high rolling hills** cut by steep sided dry valleys, scarps and dramatic combes;
- **landscape framework created by the repeating pattern of woodland with long sinuous hangers on steep dry valley sides plus extensive woodland blocks on the clay summits, interconnected by a thick hedgerow structure;**
- **varied woodland mix including areas of ancient woodland**, possibly remnants of the Saxon Royal Forest of Chute, as well as more recent mixed plantations and **shelterbelts;**
- **a farmland-woodland mosaic** including areas of enclosed arable land on high ground and more open arable land on the slopes dropping down towards the valleys of the River Bourne. These contrast with small scale assorted pasture fields with woodlands around Chute and Faccombe;
- **presence of large manor houses and parkland with medieval origins, subsequently refashioned in the 18th century, plus estate farmland;**
- important areas of chalk grassland retained on steep slopes;
- varied field pattern including medieval assarts, 17th and 18th century informal enclosure and the regular fields of 19th century formal Parliamentary enclosure;
- **sparsely populated with a low settlement density comprising small villages and hamlets** generally in folds of the chalk topography on south facing slopes, as well as **ridge top settlements and scattered isolated farms and mansions;**
- built form Includes harder chalk sometimes used in walls, brick and flint, chalk cob and thatch, with some older buildings retaining timber framing;

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<sup>13</sup> North Wessex Downs AONB Integrated Character Assessment Technical Report, Prepared for The Countryside Agency by Land Use Consultants, March 2002

- **an intricate network of rural lanes winds through the area linking settlements**, often following the lines of dry valleys. Alignments of Roman roads are preserved in modern thoroughfares;
- **a landscape with a great diversity with experiences ranging from intimate and enclosed to dramatic and open. The area retains an 'unspoilt' tranquil rural character.**

## 3.2 Site-specific appraisal

### The landscape of the site

- 3.2.1 The site is located in the most western extent of Hampshire, adjacent to the Wiltshire border. It lies on the eastern edge of Ludgershall town, approximately 8.5km to the northwest of Andover. Part of the boundary of the North Wessex Downs AONB adjoins most of the north boundary of the site.
- 3.2.2 The site comprises a medium sized irregularly shaped arable field that is enclosed by mature native field boundaries to the north, east, and south.
- 3.2.3 The west site boundary adjoins a small grass paddock, local play area and residential dwellings associated with Faberstown at the eastern edge of Ludgershall town. The boundary is separated from the paddock and play area with a Laurel hedge of approximately 2m height. A range of timber garden fences and ornamental shrubs define the remaining boundary with adjoining the rear gardens of single and two storey dwellings.
- 3.2.4 The north, east, and south boundaries of the site are defined by mature Oak trees, some Ash trees, and dense understorey of native hedgerow understorey planting that includes Hawthorn, Hazel, Blackthorn, and Field Maple with a narrow field margin of taller herbaceous species. To the north and east of the site there are irregular shaped arable fields with tree lined field boundaries and small scattered blocks of woodland blocks. Further to the north and within the AONB there is a large area of mature woodland.
- 3.2.5 The southern boundary of the site is similarly enclosed by mature Oaks and native hedgerow understorey planting, which also defines the edge of a wide vehicle lay-by accessed from the A342 Andover Road. The vehicle layby is separated from the A342 Andover Road by a wide grass verge and a dense Sycamore tree belt. The A342 Andover Road runs parallel to the southern boundary of the site and continues to the west through the south of Ludgershall town. On the south side of the Andover Road and on the approach into Ludgershall, there is a vehicle servicing business and adjoining breakers yard, which is lined by mature Poplar trees that form a distinctive feature. Further to the south, are larger and more regular shaped arable fields, which tend to be bounded by tracks, a small grass margins, or low native planting.



- 3.2.6 The landform of the site is characteristic of the undulating downland landscape. From 130m AOD elevation at the southwestern site corner, the topography falls gradually north and eastwards to 126m AOD, then more steeply alongside the northern boundary towards the base of a valley associated with Biddesden Lane.

#### **Features of the site**

- 3.2.7 Apart from the site field boundaries as described above, there are limited features on the site as it principally functions as an arable field. Historic OS mapping from the late 19<sup>th</sup> century to the early 20<sup>th</sup> century show that the site was previously formed of four small fields, there is now no evidence of these smaller field boundaries.
- 3.2.8 Immediately to the west of the site there are a mix of 1 and 2 storey residential properties the line Pretoria Road to east and Biddesden Lane adjacent to the northwest corner of the site. The properties are orientated in a north to south direction and mostly have a front and back garden. The adjoining residential land also includes telecommunication poles and overhead cables.
- 3.2.9 Existing agricultural access to the site is via the A342 lay-bay at the centre of the south boundary of the site. There is also access for agricultural machinery to the adjoining east field via a gap in the existing hedgerow vegetation close to the southeast corner of the site.

#### **Characteristics and aesthetics**

- 3.2.10 The site has a downland rural character, but it is detracted by the edge of Ludgershall settlement and its close proximity to the A342 Andover Road, which creates associated noise.
- 3.2.11 The site also has a sense of enclosure due to the dense boundary trees and vegetation that restrict views into and out of the site, particularly in the north of the site on the lower levels.
- 3.2.12 To the north of the site, the character of the AONB within the 4km study area is dominated by medium sized gently rolling arable fields that are lined by mature trees and hedgerows which are interspersed with woodland blocks. The local roads and flint stone tracks are also lined by mature trees and hedgerows, which contribute to the rural character of the AONB and sense of enclosure.
- 3.2.13 To the south and west of the site, the landscape character is more open with larger arable and pasture fields that are generally not bounded by trees or hedgerows. In the west of the 4km study area, the chalkland ridgeway routes with panoramic views are a distinctive feature that creates a strong sense of place.

### 3.3 Public access

- 3.3.1 Within the site there are no formal public rights of way. However, there is an informal pedestrian track that forms a continuous perimeter route alongside the site boundary. This informal route connects to the Pretoria Road residential area to the east of the site, to the A342 layby to the south of the site, to an informal route to the southeast of the site that connects to the bridleway just off the A342, and to another informal route along the northwest boundary of the site between the residential properties and adjacent north arable field.
- 3.3.2 The informal route to the northwest of the site heads in a southeast to northwest direction through a wooded shelterbelt between the arable field and adjacent residential properties before connecting to Biddesden Lane. Between Biddesden Lane and the adjacent arable field, the informal route also continues eastwards through mature trees that line the arable field and ends almost directly south of Bull Drove track bridleway.
- 3.3.3 To the southwest of the site and along the A342 Andover Road pedestrian pavements line each side of the road. To the east of the Ludgershall residential area the pavement on the south side of the road ends, but the pedestrian route along the north side of the road continues eastwards along road and to the south of the site.

### 3.4 Effects on the landscape

- 3.4.1 A review of the landscape character considered National, County and District landscape character assessment. Field work was also carried out to confirm the desk-based information.
- 3.4.2 The site is located within a rural landscape on the edge Ludgershall town and adjacent to the North Wessex Downs AONB. The surrounding landscape is mainly comprised of downland mosaic arable farmland interspersed with several woodland blocks and isolated farmsteads. However, to the east of the site and to the south of the AONB the 4km study area is more settled with the town of Ludgershall and associated military sites.
- 3.4.3 The site consists of an arable field that is medium sized and irregular shaped. The site is bounded by mature trees and understorey native planting that contains the site and contributes to a sense of enclosure. However, the rural character of the site is detracted by the edge of the Ludgershall settlement and its close proximity to the A342 Andover Road, which creates associated road noise.
- 3.4.1 The proposals for the site require the removal of the arable land which would be replaced by the proposed residential development, associated hardstanding, and amenity planting. However, the loss of the arable land adjacent to Ludgershall town and within the wider rural landscape is not considered to be substantial. Proposals for the site also include the retention of the boundary trees and vegetation, and proposed

shelter belts and buffer areas to enhance existing boundary vegetation, which would support the integration of the proposed residential development into the surrounding landscape.

## 4.0 Effects on Visual Amenity

4.1.1 This chapter deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

### 4.2 Visual baseline

#### Zone of Theoretical Visibility (ZTV)

4.2.1 **Figure LA06-1** illustrates the predicted extent of the ZTV for the proposed residential development. The computer generated ZTV is based on a digital terrain model generated from the 5m grid interval OS Terrain 5@ dataset, with a viewer eye-height of 2m above ground level. The ZTV is calculated to the proposed building heights of 9m high to represent 'worst case scenario'. The viewer eye-height is calculated at 2m above ground level. Minor undulations in the terrain may not be reflected in the 5m grid interval of the data.

4.2.2 **Figure LA06-2** shows the screening effects of the existing woodland and buildings within the 4km study area, which have been taken into consideration. The woodland and building footprints sourced from the Ordnance Survey OS Open Map Local ESRI@ Shapefile. The buildings have been given a height of 8.0m and the woodland has been given a mean average height of 10m. The screening effects of other surface features such as individual trees and hedgerows are not taken into consideration.

4.2.3 The ZTV mapping has been produced at 1:25,000 scale to enable an overview of the theoretical visibility of the proposed residential development within the 4km study area to be gained. **Figure LA06-1** shows that the majority of the 4km study area would potentially have views of the site, except for valley locations that transect the study area. **Figure LA06-2** illustrates that potential views of the proposed residential development would mainly be from locations within 1.5km of the site and from smaller scattered elevated areas located beyond 2km of the site.

#### Viewpoint study

4.2.4 To inform the initial viewpoint selection, a study area of a 4km radius from the site was mapped showing the surrounding landscape designations, public access, landscape character and ZTVs for the proposed residential development. Potentially sensitive visual receptors include residents, people visiting areas covered by landscape designations, sites of historic interest, public footpaths, bridleways and cycle routes, and farm workers.

- 4.2.5 During the field study the ZTV was used as a starting point and features such as vegetation, buildings or localised topographic variation, which influence actual visibility, were identified during field studies. Representative viewpoints were then selected to inform the visual impact assessment. The locations of viewpoints studied relate to the "receptors", that is, residents and users of the landscape, and locations from which they may have views towards or of the site. The precise viewpoint locations were chosen during the field studies where local features such as vegetation, buildings or localised topographic variation were identified. From some locations receptors may not be able to view the site itself due to screening effects of surrounding features such as vegetation. However, locations include areas where the proposed development would potentially be viewed above existing features.
- 4.2.6 A viewpoint study and site context review were carried out to confirm the desk-based studies. Six views illustrate the site and its appearance in publicly available views (**Figures LA09**), the locations of the viewpoint locations are shown on **Figure LA07**. Other views that were taken have been scoped out of the assessment due to restricted or no visibility of the site. Views from within the site are also provided to illustrate the landform of the site and show other areas not publicly accessible from which the site is visible (**Figures LA08**).
- 4.2.7 Due to the restricted visibility of the site, the majority of the viewpoint locations are located within close proximity to the site or from more elevated locations.
- 4.2.8 To the south of the site along the A342 receptors include pedestrians and road users, and to the southwest of the site receptors also include residents that front Andover Road, which are represented by **Viewpoint 01**. Immediately to the south of the site, views of the proposed development are likely to be screened and filtered by the trees and vegetation that line the south boundary of the site and the adjacent layby. To the southeast of the site, **Figure LA06-2** shows that there would be no views of the proposed development due to the screening effects of the surrounding trees and vegetation. To the southwest of the site Viewpoint 1 shows that there would be screened and filtered views of the proposed development between gaps in the trees. Residents in the adjacent properties are likely to have oblique screened and filtered views of the proposed development from ground floor and first floor windows. **Figure LA06-2** shows that further to the southwest of the site along the A342 Andover Road, there would be no views of the site due to the screening effects of the surrounding built form and vegetation.
- 4.2.9 To the west of the site along Pretoria Road, receptors include residents and pedestrians using the pavements. Residents in the nearby properties are likely to have oblique views of the proposed development, but they would be more open from within the curtilage of the properties. **Viewpoint 02** shows that there would be views of the proposed development above the children's playground area, and the residential gardens and bungalows in the left and right of the photograph. It is likely that the 2



storey residential properties would screen views of the proposed development in the left and right of the view.

- 4.2.10 To the north of the site, within the North Wessex Downs AONB, and along Biddesden Lane, receptors include walkers and road users. **Viewpoint 03** shows the view towards the site from along Biddesden Lane. The viewpoint location is to the south of Bull Drove bridleway and is at a field gateway where there is a gap in the dense trees and vegetation. It shows that there would be views of the proposed development through the gaps in the trees, above the understorey planting, along the northern boundary of the site. However, additional proposed planting along the northern boundary of the site, in time, is likely to further restrict and limit views of the proposed development. To the west and east of the viewpoint, the trees and native understorey planting is dense and generally creates a tunnelled view along Biddesden Lane. From these locations, it is unlikely that there would be views of the proposed development, particularly for road users.
- 4.2.11 Beyond the immediate vicinity of the site, views towards the site continue to be limited due to the surrounding settlements and woodland blocks that screen and restrict views. Further to the north along Bull Drove bridleway, receptors include recreational users of the bridleway and farmworkers in the adjacent fields. **Figure LA06-2** illustrates that the south of the bridleway would have restricted and limited views of the proposed development due to the screening effects of the surrounding trees and vegetation. However, as distance from the site increases to the north, the elevation of the land along the bridleway rises. Views of the proposed development would become less limited, but views of the proposed development would be more distant. **Viewpoint 04** is located on a footpath to the east of Bull Drove bridleway and on more elevated ground. The viewpoint shows that views of the proposed residential development are likely to be restricted to roofscape views above the surrounding trees. The proposed development would be viewed adjacent to the existing settlement views of Ludgershall and would be backdropped by surrounding trees and the distant hills.
- 4.2.12 To the northeast of the site and beyond 2km of the site boundary, **Figure LA06-2** illustrates that areas that would potentially have views of the proposed development would be limited to small scattered locations. To the southeast of Upper Chute hamlet within the most northern extent of the 4km study area, the ZTV indicates that there would potentially be views of the majority of the proposed development. However, in reality due to the distance from the site, roofscape views of the proposed development are likely to be barely perceptible in the distance. The long distant views over gently rolling arable farmland with the large area of woodland is likely to continue to be primary sensory focus of the view.
- 4.2.13 To the northwest of the site **Figure LA06-2** also illustrates that limited areas would potentially have views of the proposed development. Receptors would mainly comprise of walkers and farmworkers. **Viewpoint 05** is located adjacent to the northeast corner of Ludgershall conservation area. It shows that views of the proposed development

are likely to be partially screened by intervening woodland blocks. Any available views would be restricted to distant roofscape views of the proposed development.

- 4.2.14 Further to the west and beyond 3km of the site, the landscape is more open and slightly elevated on the Salisbury plain military land. **Figure LA06-2** shows that there would be potentially views of the majority of the proposed development from elevated areas. Receptors include walkers, farmworkers, and military personnel using the land for training purposes. **Viewpoint 06** shows that it is unlikely that the proposed development would be readily discernible in the distance. The surrounding trees and woodland are likely to screen views of the proposed development and restrict to available views to roofscape views, which would be in context to views of Ludgershall town. The long distant and panoramic views over the surrounding landscape are likely to continue to be the main sensory focus. Views of the proposed development in the distance could be missed by a casual observer.
- 4.2.15 Overall, the site is generally visually contained by dense and mature boundary trees and vegetation, which tends to restrict views of the site. Residents located immediately to the west of the site are likely to have oblique views of the proposed development from ground floor and the first floor of their properties. From the curtilage of their properties views of the proposed development are likely to be more open.
- 4.2.16 Walkers and road users to the north and south of the site are likely to have screened and filtered views of the proposed development, more so from the A342 Andover Road although road users would be travelling at speed.
- 4.2.17 Beyond the immediate vicinity of the site, views of the proposed development are also likely to be restricted due to the screening effect of the surrounding woodland and vegetation. From more elevated areas, there would be distant views of the proposed development, which are likely to be limited to partial roofscape views.

## 5.0 Conclusions

- 5.1.1 This Landscape and Visual Statement has briefly considered the likely effects of the proposed residential development on the landscape character and visual amenity within a 4km study area. The Landscape and Visual Statement is broadly based GLIVA3 and its application has established an appropriate scope for the initial appraisal to be undertaken.
- 5.1.2 The findings of the landscape statement are based on the potential construction of 350 2 storey residential dwellings within the redline boundary area. The site covers 15.6 hectares and the net area for proposed residential development would cover 9.7 hectares. Proposals for the site include retained boundary trees and vegetation, proposed shelter belts to enhance existing boundary vegetation, attenuation areas, and approximately 5.6 hectares of public open space.



5.1.3 Vehicle access to the site would be in the south of the site via Andover Road.

#### **Effects on the landscape**

5.1.4 A review of the landscape character was carried out, which considered National, County and District landscape character assessments. Field work was also carried out to confirm the landscape character assessments.

5.1.5 The site is located within a rural landscape on the edge Ludgershall town and adjacent to the North Wessex Downs AONB. The surrounding landscape is mainly comprised of downland mosaic arable farmland interspersed with several woodland blocks and isolated farmsteads. However, to the east of the site and to the south of the AONB the 4km study area is more settled with the town of Ludgershall and associated military sites.

5.1.6 The site consists of an arable field that is medium sized and irregular shaped. The site is bounded by mature trees and understorey native planting that contains the site and contributes to a sense of enclosure. However, the rural character of the site is detracted by the edge of the Ludgershall settlement and its close proximity to the A342 Andover Road, which creates associated road noise.

5.1.7 The proposals for the site require the removal of the arable land which would be replaced by the proposed residential development, associated hardstanding, and amenity planting. However, the loss of the arable land adjacent to Ludgershall town and within the wider rural landscape is not considered to be substantial. Proposals for the site also include the retention of the boundary trees and vegetation, and proposed shelter belts and buffer areas to enhance existing boundary vegetation, which would support the integration of the proposed residential development into the surrounding landscape.

#### **Effects on visual amenity**

5.1.1 ZTVs were produced as part of this initial assessment that analysed the potential visibility of the proposed residential development with a 9m height for the proposed buildings within a 4km study area. **Figure LA06-2** considered the screen effects of surrounding built features and woodland blocks as part of the analysis. The ZTV illustrated that the proposed development would mainly be visible from locations within 1.5km of the site and smaller scattered elevated areas beyond 2km of the site.

5.1.2 A viewpoint appraisal was also carried out to confirm the initial desk studies and ZTV analysis from areas of public access. Due to the restricted visibility of the site, the 6 viewpoint locations are located close to the site or from more elevated areas and includes locations where parts of the proposed development would potentially be viewed above existing features.

5.1.3 From viewpoints **01, 02, and 03**, which are located close to the site, views towards the site tend to be screened and filtered by the surrounding boundary vegetation and

built form. Residents along Pretoria Road to the west of the site are likely to have oblique views of the proposed development above surrounding boundary features, but views from the curtilage of the properties are likely to be more open. Walkers and road users to the north and south of the site are likely to have screened and filtered views of the proposed development, more so from the A342 Andover Road although road users would be travelling at speed.

5.1.4 Beyond the immediate vicinity of the site, views of the proposed development are also likely to be restricted and screened due to the surrounding woodland and vegetation. **Viewpoints 04, 05 and 06** shows that from more elevated areas, there would be distant views of the proposed development, which are likely to be limited to partial roofscape views.

5.1.5 Overall, the site is generally well contained and visually screened from a large part of the 4km study area due to the screening effect of the surrounding topography, woodland blocks and vegetation, and some surrounding built form.

#### **Policy considerations**

5.1.6 Section 15 paragraph 170 of the NPPF states that "planning policies and decisions should contribute to and enhance the natural and local environment by:

5.1.7 a) protecting and enhancing valued landscapes...;

5.1.8 b) recognising the intrinsic character and beauty of the countryside...;

5.1.9 Paragraph 172 goes onto state that "Great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty, which have the highest status of protection..."

5.1.10 This Landscape and Visual Statement considered the landscape character of the site and its contribution to the setting of the North Wessex Downs AONB.

5.1.11 In relation to the policies of the Test Valley Borough Revised Local Plan (2016); features of the site that contribute to the character of the area, such as the existing boundary trees and vegetation, will be retained where possible and supplemented with additional planting to enable the proposed development to positively integrate into the landscape character of the area whilst conserving the scenic quality of the North Wessex Downs AONB (Policies COM2, E1, E2, and E6).

5.1.12 In relation to the policies of the Wiltshire Core Strategy and Saved Policies from the Local Plan; the proposed residential development is located outside of the North Wessex Downs AONB. The site is considered to be well contained and have little visual connectivity to the adjacent AONB. The combination of retaining existing mature boundary trees and vegetation with the planting of new trees and vegetation is likely to contribute to the integration of the proposed development into the surrounding landscape. It is therefore considered that the proposed development is unlikely to have



an unacceptable adverse impact on the setting of the North Wessex Downs AONB. In addition, the special qualities of the AONB are unlikely to be adversely affected as a result of the proposed development (Core policy 51).

### Designated Landscapes

- 5.1.13 Part of the North Wessex Downs AONB covers the northern half of the 4km study area and lies adjacent to part of the northern boundary of the site. Due to the topography of the site and the screening effects of the site's boundary vegetation, there are limited areas on the site where there are views into the AONB. **Figure LA06-2** indicates that there are limited areas of the AONB where there would potentially be views of the proposed development within the AONB. **Viewpoints 03 and 04** show the limited visibility of the proposed development within 1km of the site from the AONB. As distance increases from the site, potential views of the proposed development within the AONB are likely to be limited.
- 5.1.14 The character of the AONB within the 4km study area is dominated by arable fields that are lined by mature trees and hedgerows which are interspersed with woodland blocks. The local roads and tracks are also lined by mature trees and hedgerows that contribute to the rural character of the AONB and sense of enclosure. The proposed development would retain the boundary trees and vegetation, which complement the wooded character of the AONB.
- 5.1.15 **Figure 06-2** illustrates that a small area within the south of Biddesden House registered park and garden along Biddesden Lane would potentially have restricted views of the site. The site visit confirmed that there would unlikely be views of the proposed development due to the screening effects of the surrounding individual trees, which the ZTV did not take into account. The setting of the registered park and garden is therefore unlikely to alter as a result of the proposed development.
- 5.1.16 **Figure 06-2** indicates that the most northern part of Ludgershall conservation area would potentially have restricted views of the proposed development. **Viewpoint 05** illustrates the view towards the site from adjacent to the northeast corner of the conservation area. It shows that views of the proposed development are likely to be restricted to roofscape views in the distance, which would be viewed in context to the surrounding settlement of Ludgershall. The setting of the conservation area unlikely to alter as a result of the proposed development.
- 5.1.17 **Figure 06-2** shows that the other conservation areas located within and partially within the 4km study area would not have views of the proposed development.
- 5.1.18 The ZTV (**Figure LA06-2**) illustrates that 'boundary earthwork and associated barrow on Windmillhill Scheduled Monument, located approximately 3.5km to the west of the site, would potentially have views of the proposed development. **Viewpoint 06** shows the view available from the scheduled monument and illustrates that the proposed

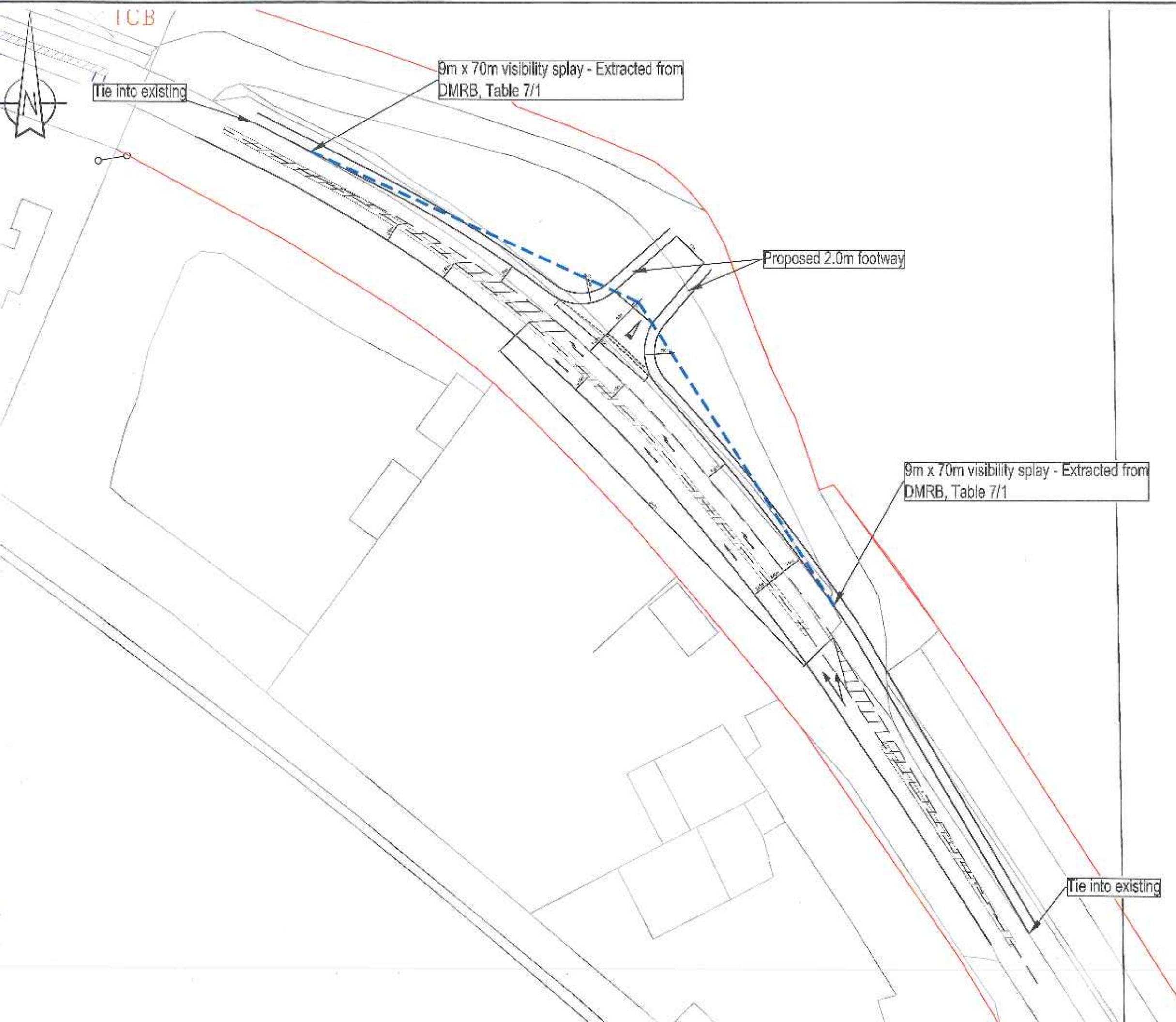
development is unlikely to be discernible in the distance. The setting of the scheduled monument is unlikely to alter as a result of the proposed development.

### **Public access**

- 5.1.19 There are several public rights of way within the 4km study area. To the north of the site and within the North Wessex Downs AONB the routes are generally within well wooded areas or are lined by dense mature vegetation. In the west of the 4km study area, the landscape tends to be more open, **Figure LA06-2** illustrates that there are limited sections of public rights of way where the proposed development would be potentially visible. Where there are available views towards the site, views of the proposed development are unlikely to be readily discernible in the distance. In the south and southeast of the 4km study area, the majority of the public rights of way would not have views of the proposed development, see **Figure LA06-2**. Any available views of the proposed development are likely to be limited and restricted.
- 5.1.20 From the open access land within the ancient replanted woodland to the north of the site, there are unlikely to be views of the proposed development due to the screening effects of the surrounding topography, the woodland itself, and other surrounding smaller blocks of woodland and shelter belts.
- 5.1.21 Within the western half of the study area, the land covered by the Salisbury Plain military land byelaws is generally more open although there are some small blocks of Beech woodland. **Figure LA06-2** illustrates that from more elevated land there would potentially be views of the proposed development. **Viewpoint 06** shows that views of the proposed development would be distant and could be missed by a casual observer.
- 5.1.22 The landscape character and visual amenity of the public access within the 4km study area are unlikely to alter as a result of the proposed residential development.

### **Conclusions**

- 5.1.23 This Landscape and Visual Statement concludes that the site represents an opportunity to accommodate the proposed residential development with associated retained boundary vegetation and proposed shelter belts. The proposed development is unlikely to result in unacceptable impact to the landscape character and visual amenity experienced within the surrounding landscape, and on the setting of the North Wessex Downs AONB for the reasons as set out above.



- Notes:
- General
1. Do not scale from drawing.
  2. All dimensions are in metres, unless stated otherwise.
  3. This drawing is to be read & printed in colour.
  4. This drawing is for illustrative purposes only.

Disclaimer

1. The information contained in this drawing is based on a combination of OS and data provided by others and WYG shall not be liable for any inaccuracies or deficiencies.

- Key:
- Highway boundary
  - 9m x 70m visibility splay - DMRB, Table 7/1
  - Existing road markings
  - Proposed road markings

**PRELIMINARY**

REV	DETAILS	DRAWN BY	CHECKED BY	DATE
Faberstow Trust				
PROJECT				
Land East of Ludgershall				
ESKIMO TITLE				
Proposed Access & Ghost Island Arrangement				
SCALE:		SHEET SIZE:		
1:500		A2		
DRAWN:	CHECKED:	DATE:		
SJR	GS	06.07.2018		
				
DRAWING NUMBER:				REVISION
A104324 - SK01				