



Landscape and Visual Impact Assessment

Proposed Commercial Development, Church Hill, Marnhull, Dorset

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Contents

1.0	Introduction.....	4
2.0	Assessment Approach	5
3.0	Study Area and Proposal.....	6
4.0	Planning Policy Context.....	7
5.0	Site Layout and Mitigation.....	9
6.0	Landscape Character and Sensitivity.....	10
7.0	Landscape Effects.....	17
8.0	Visual Baseline and Effects.....	20
9.0	Conclusion and Assessment of Potential Significance.....	26

Appendix 1: Methodology

Appendix 2: North Dorset Limestone Ridges Landscape Character Extract

Appendix 3: Blackmoor Vale Landscape Character Extract

Appendix 4: Viewpoint Photographs

Appendix 5: LVIA Diagrams

1.0 Introduction

- 1.1 This report has been prepared on instruction from P. D. Crocker Ltd. in relation to a detailed planning application comprising a 2344m² commercial development and two 2-bed residential flats with associated infrastructure works including site access, parking provision, landscaping and drainage works at land to east of Church Hill, Marnhull, Dorset.
- 1.2 The report makes an assessment of the visual and landscape effects of the proposal and proposes mitigating measures to reduce adverse impacts and enhance beneficial impacts.

Summary of conclusion

- 1.3 The proposed development will provide significant new community facilities in the heart of Marnhull, contained within the built form of the dispersed village. The scale, design, materials and landscape have been carefully developed to reflect and enhance the character of Marnhull, and as the planting develops the landscape scheme will enhance the landscape and biodiversity value of the site.
- 1.4 Landscape effects upon the district character areas would be neutral and the comprehensive green infrastructure and landscape plan will enhance the biodiversity of the site and improve the landscape value of more than half of the site area.
- 1.5 There are some positive effects on the conservation areas including removal of unsightly barns and appropriate landscape planting to enhance the local setting. The proposed development would result in some adverse effects on the setting of the conservation areas due to the change of use from open fields to built development.
- 1.6 Visual effects are localised and show minimal adverse effects aside from users of footpaths across the site and homes that overlook the site itself.

2.0 Assessment Approach

- 2.1 The methodology used in the preparation of this LVIA is in accordance with the published Guidelines for Landscape and Visual Impact Assessment (3rd. Ed.2013) GLVIA published by the Landscape Institute and the Institute for Environmental Management and Assessment. The methodology and criteria used in assessment are found in Appendix 1.
- 2.2 The approach to assessment firstly considers the baseline situation. The baseline takes into account national and local policy framework, site factors and published landscape character assessments where they are relevant to the proposal. The baseline situation is recorded below and on the accompanying diagrams (Appendix 5).
- 2.3 Landscape and visual impact assessment is undertaken by combining judgements on the sensitivity of the receiving landscape or visual receptors with those on the magnitude of the change proposed.
- 2.4 For the purposes of this study, discussions of landscape sensitivity have included consideration of landscape value, landscape condition and the susceptibility of the receiving landscape to the type and scale of the change proposed. Sensitivity is recorded on a scale of high, medium or low, with gradations between where necessary (Appendix 1).
- 2.5 Visual sensitivity is assessed through consideration of the value of a particular view and the susceptibility to change of people experiencing the view. For example, a popular viewpoint experienced by people out walking in the countryside will be more sensitive to change than a view glimpsed through a gap in the hedgerow experienced by people travelling on a major trunk road.
- 2.6 Judgements on the scale of the change proposed, the duration of the effect (from short term to permanent) and the geographical influence (extent) of the change are combined to assess the magnitude of landscape or visual effect. Magnitude of change is related to a scale of high to negligible. Effects are considered beneficial where they strengthen baseline characteristics or contribute to landscape strategies and policies and adverse where they result in the dilution of positive baseline characteristics or work against strategies. Neutral effects have neither positive nor negative effects on character and no impact on landscape strategies.
- 2.7 The attached viewpoint photographs have been presented in line with the Landscape Institute Technical Guidance Note 6/19 "Visual Representation of Development Proposals". The guidance proposes a proportionate approach to the complexity of visualisation presented, based upon factors such as the scale and complexity of development proposal, the sensitivity of the receptor and the context for the proposal. The proposal assessed here is not within a designated landscape of high value but is located near the centre of Marnhull. In this case, type 1 visualisations have been considered appropriate. These are annotated photographs presented at 100% scaling (Appendix 4).
- 2.8 This report assesses the effects of development on the site and discusses mitigating measures to reduce any adverse effects.

3.0 Study Area and Proposal

- 3.1 The study area for the assessment was defined as a zone extending 3km from the site boundary and is shown in Appendix 5, figure 1. This area was then examined using desktop studies to identify a zone of theoretical visual influence (ZTV) based in LiDAR data which considers the wider topography and the potential intervisibility with the site, Appendix 5, figure 3.
- 3.2 The proposal assessed is for the development comprising 2344m² of commercial development and two 2-bed residential flats with associated infrastructure works including site access, parking provision, landscaping and drainage works at land to east of Church Hill, Marnhull, Dorset.
- 3.3 Features of the development with the potential to bring about change to landscape and visual character include:
- Change in use of the site from arable field to commercial and residential use, with new tree and amenity planting and changes to grassland management.
 - Development of internal road infrastructure and car parking.
 - Development of associated external landscape including sustainable drainage infrastructure.
 - Removal of derelict barns and adjacent trees, and restoration to a new hedges garden space with oak tree planting.
 - Building design and materials are as set out in the Design and Access statement.

4.0 Planning Policy Context

National Planning Policy Framework 2021

- 4.1 The following are considered to be relevant to the consideration of the landscape and visual impacts of the proposal:

Paragraph 130:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- 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;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. “*

Paragraph 174:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

North Dorset Local Plan - 2016

- 4.2 The following local plan policies are considered to be relevant to the consideration of the landscape and visual impacts of the proposal:

POLICY 4: THE NATURAL ENVIRONMENT

Developments are expected to respect the natural environment including the designated sites, valued landscapes and other features that make it special. Developments should be shaped by the natural environment so that the benefits it provides are enhanced and not degraded.

Landscape Character

The landscape character of the District will be protected through retention of the features that characterise the area. Where significant impact is likely to arise as a result of a development proposal, developers will be required to clearly demonstrate that the impact on the landscape has been mitigated and that important landscape features have been incorporated in to the development scheme.

POLICY 5: THE HISTORIC ENVIRONMENT

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

POLICY 15: GREEN INFRASTRUCTURE

Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits. All elements of green infrastructure should be provided on site in line with standards of provision set in the development plan.

5.0 Site Layout and Mitigation

- 5.1 The site layout, shown in the Design and Access statement and drawings submitted with the planning application, shows how the design responds to the site and incorporates mitigation factors highlighted through an iterative design process alongside progression of the landscape and visual appraisal work.
- 5.2 Access to the site is located from the Marnhull Pharmacy site which users enter from Church Hill. Upon entering the treed car park, the proposed buildings are located in the north eastern corner of the site, close to the existing pharmacy and within the lower lying land. The development comprises two buildings, with a café/restaurant connected to small retail business units and a larger building around an open courtyard comprising food store further retail business units and flats.
- 5.3 Removal of existing group of trees (positive landscape feature) and barn (negative landscape feature) to create yew enclosed garden.
- 5.4 A new car park in the south east of the site, will deliver 30 spaces for St Gregory church users and a school drop off which will connect children and parents to St Gregory's Primary School via a traffic free footpath in the southern part of the new public green space.
- 5.5 St Gregory's Church tower is a prominent local feature located just south of the site. A visual link from the northern part of Marnhull conservation area runs north to south across the site. The design incorporates this view and will ensure this visual corridor remains free from built development to help retain these important local views.
- 5.6 Drainage for the new development will be dealt with using swales and above ground attenuation basins – with permanent ponds to maximise biodiversity and landscape value.
- 5.7 Tree and new native hedgerow planting will also provide positive landscape elements and help to settle the new buildings and car park into their setting. A new native hedgebank along the western site boundary will restore an historic field boundary and reconnect wider green infrastructure assets.
- 5.8 Public footpaths have been integrated into the new green space with benches added to enhance safe walking connections.

Construction Effects

- 5.9 During the anticipated construction period, anticipated to be in the region of two years, there will be disturbance, machinery, construction equipment and temporary cabins which will be visually incongruous and out of character. As the site is finished and landscape proposals have some time to establish, the proposed development would coalesce into its setting.

6.0 Landscape Character and Sensitivity

The Site and Surroundings

- 6.1 The site and surroundings are described below, and can be seen in viewpoints 1, 4, 13, and 15-18.

Landform: The site lies on a field which slopes from south to north from approximately 81m AOD down to 67m AOD.

Land Cover: The site is currently part of a larger arable field and consists of a uniform area of crops across the entire site area with a small copse of trees on the eastern boundary. A mixed native hedgerow runs along the north edge of the site. A metal estate railing fence at the rear of Marnhull Pharmacy bounds the site in the north east, with a mixed native hedgerow running from the pharmacy car park along Church Hill up to the churchyard in the south. Along the south, the boundary is open to further land within the applicant's ownership, and includes some derelict barns with groups of tree planting just to the north of them. The eastern boundary is open to more of the arable field.

Land Use: Currently arable crops.

Settlement: In the approximate geographic centre of Marnhull village there are two arable fields, with the site located within the southern field on its eastern side. The fields are surrounded to the north, east, south and north-west by existing homes and several other buildings including churches, a primary school, pharmacy and garage businesses. Marnhull has two conservation areas one to the north and one to the south. Part of the site lies within Marnhull's southern conservation area, which currently contains some derelict barns which are due to be removed as part of the proposals.

There are homes to the west, north, east and the south which overlook the site. St Gregory's Primary School sits close to the site boundary in the south west, while the Grade I listed church of St Gregory sits close the site boundary in the south-east.

Enclosure: The site is fairly open with a low amount of enclosure. In the east and the south the site is open to further land owned by the applicant. Along the east a mixed native hedgerow encloses the site from Church Hill and Springfield house. There is a mixed native hedgerow running along the northern edge of the field, however the lie of the land means there are clear views to the north above the hedge.

Land Ownership: Site is in private ownership.

Perceptual / Aesthetic / Experiential Factors:

The site has an unusual perceptual feeling for an arable field, as it is enclosed by Marnhull village rather than within a larger countryside setting. This setting presents the feeling of being in a large park within the village, aside from the current crops.

Looking east and south, the views are softened by mature tree planting which is a characteristic common across Marnhull. Looking directly north, homes along Burton Street overlook the northern field and the site, however looking north-west towards more of the northern conservation area, the view of homes is lost behind large mature trees.

Public Access:

There are two public footpaths running through the site. The N47/31 connects the churchyard with Sackmore Green and Burton Street in the north. The N47/30 runs along the northern edge of the site connecting Marnhull Pharmacy with the N47/33 footpath running north to Burton Street and south-west connecting with Sackmore Lane.

Landscape Sensitivity:

The site consists of part of a singular field bounded to the east by a mixed native hedgerow separating it from Church Hill. Along the north of the site there is a field ditch and mixed native hedgerow. Approximately half way down the western boundary sits a small copse of trees. There are further trees in the south west of the site screening existing barns which are in need of repair.

The site does not lie within any designated landscapes (Appendix 5, figure 3). The Dorset AONB is located approximately 8km away to the east. Within the site there are no landscape elements of any great rarity or significance as the site is currently farmed with arable crops. The hedgerows along the north and eastern boundaries are in moderate to good condition with a few gaps present. There is an opportunity to increase the species diversity of these hedges with some additional planting.

There is a mixture of native trees, in the site, although nothing of distinct significance or any veteran trees. There is the opportunity to significantly increase the tree cover with new planting which could improve the environment of the site to be more in keeping with Marnhull, which has distinctive amounts of mature deciduous tree planting throughout. To the south-east the boundary is open to grassed area which then bounds the churchyard, which features a more diverse tree palette including some large mature deciduous and coniferous trees.

The site is judged to be in **medium** landscape condition with most landscape elements intact and in good repair. There are few detracting elements evident and several opportunities for landscape enhancement. The site is not designated with any landscape of value, however the southern part of the site containing derelict barns sits within the southern Marnhull conservation area. The proposal includes removal of these barns which would improve the conservation area condition.

Aside from the farming use of the site, the location in the centre of Marnhull and with multiple public footpath access, leads this to be of local value for recreation and visual amenity. The type of development proposed is located in a manor to connect to existing commercial buildings (pharmacy and garage) and maintain important visual links to the church tower. Over half of the site area is designated to be enhanced landscape with public access. The development would lead to a loss of arable land, but present minimal impact to other landscape features. The value of the landscape lost to the development is classed as **low**.

The susceptibility of the site to the type of change proposed is judged as **low to medium**. The landscape is located within the built up area of Marnhull, without many longer distance views or connection into the surrounding countryside. The development has been designed to reflect the character of the site and surrounding village, utilising materials local to the area and responding to the landform and local views in site design and layout.

The derelict barns which currently detract from the local character and experience of the area would be removed, presenting a positive change. Very few landscape

elements would be affected by the proposals, which leads to the site having a high level of ability to accept the type of development proposed, with excellent opportunities for mitigation and enhancement.

Combining medium landscape condition, low value and low to medium susceptibility to change, results in a value of **low** as the degree to which the site and immediate surroundings can accommodate change without unacceptable detrimental effects on its character.

National Character Areas

- 6.2 The site is within the **Blackmore Vale and Vale of Wardour** National Character Area (NCA).

Key characteristics are summarised as:

- Large expanse of lowland clay vale and the Upper Greensand terraces and hills that mark the southern and eastern edges of the NCA.
- (Blackmore Vale runs north south and is located west of Marnhull)
- The Blackmore Vale, steeped in a long history of pastoral agriculture, is characterised by hedged fields with an abundance of hedgerow trees, many of them veteran.
- Rural settlement is mixed, with small villages, hamlets and isolated farmsteads set in landscapes of medieval and later enclosed fields.
- The NCA lies partly within the Dorset and the Cranborne Chase and West Wiltshire Downs Areas of Outstanding Natural Beauty but much of it has no landscape designation.
- Despite the A303 trunk road and six main roads that cross the NCA, and the two sizeable towns, a low level of urbanisation (less than 1 per cent) and the intensely rural nature of the remaining areas lead to an overall sense of remoteness, peace and tranquillity.

There are four Statements of Environmental Opportunity (SEO) for the area as described within the Character Assessment:

SEO 1: Protect, manage and enhance the diverse but coherent pastoral landscape character of the clay vales, limestone ridge and Greensand hills, their semi-natural grasslands and woodland and their characteristic wildlife, and manage the simple patterns of land use maintained by the long history of agriculture.

SEO 2: Work with local people to raise their understanding of the way in which the area's strong landscape character, sense of place and distinctive wildlife are rooted in the continuity of agricultural land use, strong historic landscape character and legibility of historic features.

SEO 3: Work with the local farming and land management community to maintain the distinctive landscape and natural beauty of the area, enhancing ecosystems and ecosystem services.

SEO 4: Protect, manage and enhance the Vale of Wardour's highly distinctive relationship between geology, landform and land use. Protect, manage and interpret the suite of national and Local Geological Sites.

Due to the large scale of the NCAs, and the site location which is adjacent to existing housing and enclosed on the other three sides by roads, it is judged that the

proposed development would be seen as a part of the existing village rather than an extension into the countryside, and the effects on the Blackmore Vale and Vale of Wardour Landscape Character Area is of a scale and location as to be **negligible** and has not been considered further in this assessment. Therefore further analysis will be concentrated on site and district level landscape character. The potential impact of the proposals on the District scale Landscape Character Areas is described below.

District Landscape Character Areas

- 6.3 The **North Dorset Landscape Character Assessment** (2008) has identified 17 local landscape character areas (LCA).

The Assessment states that *'If the key characteristics and/or features which are identified for each area were to change or are lost there would be significant consequences for the current character of the landscape. This would usually be negative but sometimes positive where some characteristics/features currently have a negative influence.'*

- 6.4 The proposed development site lies entirely within the **North Dorset Limestone Ridges** LCA, with these other character areas falling within the study area (refer to Appendix 5, Figure 2):

- Blackmore Vale
- North Blackmore Rolling Vales
- Upper Stour Valley

Theoretical visibility mapping, supported by fieldwork visits, shows within a 3km distance, there is visual interaction between the site and the North Dorset Limestone Hills and Blackmore Vale LCAs. These two character areas have been extracted from the North Dorset Landscape Character Assessment and can be found in Appendices 2 and 3.

The Upper Stour Valley Landscape Character Area is identified as having some visibility of the new buildings using visual mapping software, however site survey and photography has not shown any visual connection (VP 19).

The study area overlaps the North Blackmore Rolling Vales Character Area north east of the site, and the ZTV analysis indicates potential visibility into the site. Viewpoint 11, located close to the North Blackmore Vales Character Area, but within the North Dorset Limestone Ridges Character Area, illustrates the long distance view of Marnhull from this locality. The church tower and some existing buildings can be seen, surrounded by mature trees. The site, although not visible, would comprise a very small element of the view with the proposed buildings nestled in the lowest corner adjacent to the existing pharmacy. The remainder of the site is proposed for landscaped open space. Overall, there would be very little, if any, visual change. On this basis, the North Blackmore Rolling Vales Character Area would suffer no adverse harm due to the distance and scale of proposals and has not been considered further in this assessment.

Host Landscape – North Dorset Limestone Ridges LCA

- 6.5 The site is located within the North Dorset Limestone Ridges LCA (viewpoints 1-8 and 10-18) which has the following key characteristics:
- Elevated open plateau areas of undulating farmland landscape with distinctive sloping edges in places.
 - Thick dense hedgerows and frequent small copses and plantations.
 - Open views from higher areas across the Vale to the chalk escarpment.
 - Many scattered villages and farmsteads and a distinctive settlement pattern along the ridges or on the side slopes to the ridges.
 - The traditional use of locally available and distinctive limestone in the villages and in other buildings and structures.
 - Numerous twisting hedge lined lanes, straighter ridge top roads and many public Rights of Way.
 - Stalbridge Park is a key local feature of interest.
 - Twinwood Coppice is a key local feature of interest.
- 6.6 The full character area description is attached at Appendix 2. Points of interest to the site include: the site lies on *'a rolling, elevated, plateau landscape between Stalbridge and Stourton Caundle.'* this *'forms part of a large area of limestone hills and ridges extending west to Sherborne and beyond.'*
- '14.2 The settlement pattern is distinctive with some on the plateau tops such as Marnhull' and 'both Sturminster Newton and Marnhull have some poorly integrated urban edges'.*
- 'The locally distinctive limestone in this part of the area is Forest Marble and Cornbrash which is widely used across this area and contributes to the character of the villages, other buildings and structures such as walls.'*

Landscape Sensitivity:

- 6.7 The landscape is large scale with a negligible level of containment. Medium to large fields gently roll across the elevated area with a robust structure of hedges lining roads, and with pockets of woodland planting interspersed across the landscape. The landscape contains a lack of detracting features and major infrastructure are generally not present in the local area. Farm buildings and clusters and groups of houses can be seen across the landscape, often on elevated land with long range views across the countryside.
- 6.8 Materiality of homes within the LCA largely comprises local stone and design characteristics although residential development, predominantly in the east and south to south-west, in the past 50-60 years has strayed from this, diluting the historic character noticeably.
- 6.9 The North Dorset Limestone Ridges Landscape receptor appears to be fairly intact and is judged to be in **medium** condition with some landscape elements remaining intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident (Appendix 1, Table 1). The relative value attached to this Landscape receptor, based on Table 3 of Natural England's

“Guidance for Assessing Landscapes for Designation as National Park or Area of Outstanding Natural Beauty in England, 2011” is **medium to low**, at a regional scale of value, with medium importance and rarity and some potential for substitution.

- 6.10 The proposed development sits roughly in the centre of the village adjacent to the Marnhull pharmacy. The masterplan design for the site responds to the local context and topography, siting the new buildings close to existing commercial buildings (pharmacy and garage) which also corresponds to the lower lying land. The result of siting the development in this area reduces the visibility of the new buildings in the local and more distant context.
- 6.11 The design also responds to the existing green infrastructure with minimal disruption of existing green assets. The design proposals will create and enhance green corridors, wildlife habitats and landscape amenity. Landscape features impacted by the proposals are concentrated on part of the arable field, which is judged as low impact.
- 6.12 Using the criteria for assessment of landscape susceptibility to change from Table 3 - Appendix 1, ability to accept change of the type proposed without undue consequences is judged to be **medium**. The receptor has a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation and enhancement of the landscape.
- 6.13 Taking into account judgements about quality, value and susceptibility to change, the sensitivity of the landscape, the degree to which the North Dorset Limestone Ridge Character Area can accommodate change without unacceptable detrimental effects on its character, is assessed as **medium**.

Blackmoor Vale LCA

- 6.14 The ZTV indicates potential visibility of the site from the Blackmoor Vale LCA (viewpoints 9 and 20), which has the following key characteristics:
- A broad expansive clay vale which is tranquil and unified.
 - A unique mosaic of woods, straight hedgerows and grassland fields ‘dotted’ with distinctive mature hedgerow Oaks.
 - Open views across the undulating to flat pastoral landscape to the chalk escarpment backdrop.
 - Dense network of twisting lanes often with grass verges and sharp double 90° bends.
 - Small hump backed bridges with low stone or brick parapets
 - Many very small villages and hamlets built with locally distinctive materials, such as stone, redbrick, tile and thatch.
 - A network of ditches, streams and brooks which drain into the tributaries of the Stour.
 - Lydlinch Common (an SSSI) and Stock Gaylard Deer Park (an SNCI) are both key locally important features.
- 6.15 The full character area description is shown in Appendix 3. Points of interest to the site include: *‘It is an open and expansive landscape with long views particularly to the chalk escarpment which defines its eastern and southern edges’.*

‘The Vale becomes more undulating at the transition with the Blackmore Rolling Vales and Limestone Ridges character areas.’

‘There are also many small copses and plantations scattered across the Vale with groups of trees often associated with the villages and hamlets.’

Landscape Sensitivity:

- 6.16 The Blackmoor Vale landscape surrounds Marnhull at a distance on three sides (Appendix 5, figure 2). The landscape east of the site consists of a large flat expanse of countryside with open views. Field analysis and photography found no visual connection between this LCA and the site, with views looking towards the site screened by existing trees. The nearby church tower of St Gregory’s can be seen, helping to locate the position of the site, however the site itself cannot be seen.
- 6.17 The Blackmore Vale receptor appears to have most landscape elements intact and in good repair with few detracting elements, leading to a **medium-high** assessment for landscape quality.
- 6.18 The landscape value is assessed as **medium to low** due to the regional scale and undesignated nature of the landscape. The susceptibility of the landscape to accommodate the scale of change proposed is assessed as being **negligible**. Marnhull village, whilst partially visible from this receptor, is well integrated into the landscape with substantial mature tree cover and the proposals would fit into the village without causing adverse effects on this LCA. Combining judgements of susceptibility, quality and value, results in a landscape sensitivity value of **low to negligible**. It is judged that the Blackmore Vale receptor has a high level of ability to accept the type of development proposed without harm to the special qualities of its landscape character.

Marnhull Conservation Areas

- 6.19 Marnhull has two conservation areas, the northern and the southern one as shown in Appendix 5, figure 3. Listed buildings with a visual link to the site are considered in the visual appraisal (Section 8).
- 6.20 Landscape quality is assessed as **medium-high**. Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident.
- 6.21 The conservation areas are assessed as **high** value. Their importance is high at a regional and local scale, which no potential for substitution. The susceptibility of the landscape to accommodate the scale of change proposed is assessed as being **medium-low**. The only development within the conservation areas is beneficial with the removal of derelict barns and reinstatement to garden. The proposed buildings are located within the least obtrusive part of the site, to be constructed using materials suitable for the locality and with a strong landscape structure.
- 6.22 Combining judgements of susceptibility, quality and value, results in a sensitivity value of **medium**. It is judged that the Marnhull Conservation Area receptors have a medium level of ability to accept the type of development proposed without harm to their special qualities.

7.0 Landscape Effects

Landscape Effects: Site and Immediate Surroundings

- 7.1 The proposal will lead to a change to the land use of the site from arable field to commercial development with two 2-bed residential flats and associated infrastructure works including site access, parking provision, landscaping and drainage works. The site layout will respond to its setting with layout and maintain important local views of St Gregory's church tower. The masterplan retains the visual connection from the northern Marnhull conservation area towards St Gregory's church tower and locates development in the lower lying, less visible, area of the site, close to existing businesses.
- 7.2 The materials and scale of the proposed development has been designed to complement the historic buildings within Marnhull, while landscape planting, including extensive tree cover within the car park areas, will enhance the local landscape and ecological assets and help to soften the proposals into their setting within the village.
- 7.3 In the south-west half of the site the proposals include the removal of derelict barns which currently detract from the southern Marnhull conservation area, and the addition of new footpath links between the proposed development (and existing pharmacy) and St Gregory's primary school. New mixed native hedge planting, together with wildflower grass planting, drainage swales and attenuation ponds will reconnect historically lost green infrastructure and enhance wildlife habitats, bringing a positive benefit over the existing situation.
- 7.4 The proposals will lead to a **large** change to the baseline situation of the site. The duration of this change is **permanent** with the extent judged to be **localised**, effecting the site and nearby surroundings up to 2km. The magnitude of effect is assessed as **high**, due to the major alteration to key elements of the site, so that post development the baseline situation will be fundamentally changed. Combined with the **low** landscape sensitivity assessment, this would lead to an overall significance of effect of **moderate adverse**, due to the loss of landscape to built form.
- 7.5 This adverse effect will be lessened through the robust landscape proposals, which include significant habitat and green infrastructure enhancements as described previously (refer to paragraph 3.2 and 7.3).

Landscape Effects: North Dorset Limestone Ridges LCA

- 7.6 The development proposals will have a very small effect on the North Dorset Limestone Ridges landscape character area. The proposed development is located in a field almost entirely surrounded by existing development, and features a strong green infrastructure strategy, including new native hedgerows, wildflower meadow grass, attenuation basins and swales, tree planting and a viewing corridor to retain the locally recognised historic church tower views.
- 7.7 The visibility of the site has been observed to be fairly local to the site (refer to Appendix 5, Figure 4), with most views constrained to well under 1km from the site, apart from longer distant glimpsed views from higher ground in the north-east (VP 11).

- 7.8 Taking into account the location in the geographical centre of Marnhull and the scale and design of the proposals, adverse effects would be very small and the North Dorset Limestone Ridges LCA will not be noticeably changed, resulting in a **negligible** scale of effect.
- 7.9 The duration of this change would be **permanent** with **limited** extent, due to the small visual connection with the surrounding area beyond 1km from the site, thereby effecting only a very small part of the receptor area.
- 7.10 Combining the scale, duration and extent of effect leads to a magnitude of effect of **negligible**. Combined with the **medium to low** landscape sensitivity assessment, this would lead to an overall significance of effect of **neutral**.

Landscape Effects: Blackmoor Vale LCA

- 7.11 The Blackmoor Vale Character Area is described as a tranquil and unified landscape, with open views across the undulating landscape and a dense network of twisting lanes. Viewpoints 9 and 20 show that the visual connectivity from the character area to the site is negligible, with the site hidden from view behind existing homes and mature trees.
- 7.12 The assessment of predicted landscape effects on the Blackmoor Vale Character Area from the proposed development has resulted in a **negligible** scale of effect. The duration of change would be **permanent** and the extent is assessed as **limited**, which results in a magnitude of effect on the special characteristics of this character area as **negligible**. Combined with the **medium to low** landscape sensitivity assessment, this would lead to an overall significance of effect of **neutral**.

Landscape Effects: Marnhull Conservation Areas

- 7.13 The Marnhull Conservation Areas contain the historic core of the village, including many listed buildings which enhance the quality of the village. Viewpoints 1, 6 and 13 demonstrate the visual connection between the conservation areas and the site. The main area of which would be seen is the large expanse of enhanced green open space, with the proposed buildings less visually prominent.
- 7.14 The assessment of predicted landscape effects on the Marnhull Conservation Areas from the proposed development has resulted in a **medium** scale of effect. The duration of change would be **permanent** and the extent is assessed as **limited**, which results in a magnitude of effect on the special characteristics of this character area as **medium to low**. Combined with the **medium** landscape sensitivity assessment, this would lead to an overall significance of effect of **moderate to slight adverse**.

Table 1: Summary of Potential Landscape Effects

Receptor	Sensitivity	Magnitude of change	Overall effect
Site	Low	High	Moderate adverse
North Dorset Limestone Ridges LCA	Medium / Low	Negligible	Minimal neutral
Blackmore Vale LCA	Medium / Low	Negligible	Minimal neutral
Marnhull Conservation Areas	Medium	Medium/Low	Moderate/slight adverse

8.0 Visual Baseline and Effects

- 8.1 The approximate zone of theoretical visibility (ZTV) was calculated within the study area using LiDAR data and based on the estimated heights of the proposed development (Appendix 5, figure 3). A number of viewpoint locations were assessed based on this information. Publicly accessible land with predicted visibility was visited during the fieldwork stage of the project and the viewpoint photographs are included in Appendix 4.

Walkers on public footpaths and the Stour Valley Way north of Marnhull – Viewpoints 1 and 10

- 8.2 Viewpoint 1 shows the view looking south from public footpath N47/92 approximately 465m away. This location is on the outskirts of Marnhull, with existing homes on Burton Street and west of Church Hill visible in the middle distance. The site can be seen beyond homes along Burton Street which the church tower visible in the distance beyond. The roof of Marnhull Pharmacy can be seen in the south of the site. The proposed development would be visible above the pharmacy as the view is currently, however the lower half of the foreground field where the photograph was taken, has been granted outline planning consent in 2020 for up to 61 houses (application number 2/2018/1808/OUT). This consent would change the character of this view which is currently quite rural, and the proposed homes may block views to the site completely.
- 8.3 Site design includes tree planting and a large area of public open space as well as built development occurring in the lower lying land in the north of the site. This arrangement will help to minimise the visual presence of the development from views north of Marnhull.
- 8.4 Viewpoint 10 is located further to the north, but also represents public footpath users north of Marnhull, including the Stour Way long distance path. The view is approximately 2km away from the site and Marnhull village is largely hidden from view by mature trees and landform. The site cannot be seen.
- 8.5 The proposals would create some level of change experienced by users (Viewpoint 1), although site design, including building layout, scale and materials and landscape proposals, would minimise this effect. People using the footpaths further away from Marnhull should not notice any visual change, whilst users closer to Marnhull would experience some change, however they will be on the village edge and expecting to enter a more built up setting. The approved outline planning application will significantly reduce or even eliminate views of the site from viewpoint 1. Viewpoints 1 and 10 are assessed to have a sensitivity to visual effect of the type proposed of **medium to low**.
- 8.6 The assessment of the predicted visual effect is found by combining scale of effect with duration and extent. The scale of the effect is judged to be **small**, due to a minor alteration to elements of the view, such that the post development baseline situation will have discernible differences, but remain largely unchanged. The duration of change is **permanent** and the extent of effect **localised**. Combining the scale, duration and extent provides a magnitude of effect of **low**.

Walkers on public footpaths west of site – Viewpoints 2 and 4

- 8.7 The ZTV indicates there may be visibility of the proposed development from public footpaths west of the site. Viewpoint 4 lies on footpath N47/32 which runs along the bottom of the gardens of properties on Sackmore Green, looking south east towards the site. The view is open across the fields in the centre of Marnhull with the site clearly visible approximately 270m away. St Gregory's church tower and properties on Church Hill can be seen, as can the roof of Marnhull Pharmacy, glimpsed behind vegetation in the lowest corner of the field. The north part of the site, closest to the pharmacy, is least visible with the southern part of the site much more visible due to the rising landform. The proposed development would be visible from here, seen in front of homes on Church Hill, with the open landscape space of the site and the school and church car park the most visible parts of the development.
- 8.8 Viewpoint 2 is from footpath N47/5, looking south east towards the site. Despite the ZTV indicating potential visibility, there are no views of the site from this location, as topography and existing mature vegetation and trees obscure any views of the site.
- 8.9 Viewpoint 4 would as a result of the proposed development would be experienced by walkers on public footpath N47/32. The nature of the changes would include new buildings close to Marnhull Pharmacy and new landscape features including tree planting and new hedgerows, altering the character of the view. Footpath users would have an experience of existing built development, as these fields are bordered by existing homes, so the sensitivity of the users to the visual effect of the type proposed is assessed as **medium**.
- 8.10 The large area of the site which is given over to landscape space is the most visible, and the topography means the new buildings would sit lower and be less visible. Use of local stone and natural materials in keeping with the village character will help to create a sense that the buildings belong. The scale of the visual effect is assessed as **medium** with a **permanent** duration and **limited** extent of effect. Combining these results produces a **low** magnitude of effect.

Walkers on the Stour Valley Way west of site – Viewpoint 3

- 8.11 The long distance footpath, the Stour Valley Way, winds its way through Marnhull on the western side of the village. Viewpoint 3 shows the view looking south east towards the site from the path behind homes on Sackmore Lane. There are small glimpsed views of the field in which the site lies between existing houses, however this represents a very small part of the view and sight of the field is hard to come by. As users of the path are within the village boundary rather than out in the countryside and are experiencing built form their sensitivity to change of the type proposed is assessed to be **medium**.
- 8.12 The area of site which could be visible between existing homes is very small, and corresponds to the green space area of the development site which would feature positive landscape elements including wildflower grass and native hedgerow. Therefore the scale of the visual effect is assessed as **no change**.

Residential properties west of the site – Viewpoint 4

- 8.13 Viewpoint 4 from footpath N47/32 represents nearby residential properties which overlook the fields in the centre of Marnhull. The site can be seen as part of the existing arable field, approximately 270m away. Two storey houses on Sackfield Green and Sackfield Lane have views looking across the field towards the site. The sensitivity to change for this receptor is classed as **high** (Appendix 1, Table 4).

- 8.14 The proposed development would result in a partial alteration to key elements such that the baseline situation will be noticeably changed, leading to a **medium** scale of effect. The duration of change is **permanent** and the extent would be **limited**. Combining the scale, duration and extent provides a magnitude of effect of **medium to low**.

Road users on Church Hill – Viewpoints 5, 15, 16 and 17

- 8.15 These four viewpoints represent roads users on Church Hill on the east of the site. Viewpoint 5 shows the view on Church Hill outside the churchyard looking north. Trees within the churchyard and hedge planting along the road, block all views of the site. Viewpoint 15 shows the view from the road entrance to Marnhull Pharmacy looking into the site which is visible above the hedge. The proposed development would result in a high level of change to this view, with the car park situated beyond the existing hedge and the proposed buildings beyond. Tree planting within the car park would help to soften the view of the new buildings once they have established. Viewpoint 17, looking south along Church Hill, has limited views into the site due to the existing mature hedge which would be retained. At different times of year, normal hedgerow management and seasonal changes would increase the view into the site. Viewpoint 17, taken from the junction of Phillips and Church Hill, shows the view west into the site from an existing private drive entrance. The derelict barns in the south of the site can be seen from here, however the majority of the site is hidden from view.
- 8.16 There would be some change experienced by this receptor, especially during winter months where hedgerows may be clipped and have lost their leaves. The removal of the barns may be noticeable from viewpoint 17, as would the proposed car parking, trees and new buildings, especially from the locality of viewpoint 15. Road users travelling along this street with housing on one side and Springfield house and Marnhull Pharmacy followed by a car garage business on the other side, may have their attention focussed away from the change in view due the narrow nature of the road and high hedge to one side, and therefore tolerance to change may be higher. Combining a predicted **low** sensitivity to change of the type proposed with a **medium** scale of change, **permanent** duration and **limited** extent, results in a **medium to low** magnitude of effect.

Residential properties on Church Hill – Viewpoints 15 and 17

- 8.17 There are several existing properties situated on Church Hill with a visual connection to the site. Notably Springfield on the western of the road and Walnut Tree Cottage, Beaucourt and Reddings on the eastern side of the road, who all have windows overlooking the site. Other properties may have views of the site, but many of the homes on this stretch are set back from the road, with hedges and trees providing screening. Several homes are also bungalows, limiting their outlook due to lack of elevated rooms with views over the existing hedgerow.
- 8.18 The current view for houses on Church Hill that overlook the site, is of an arable field, and despite their location in a village setting with nearby businesses such as the pharmacy, their sensitivity to change to these views is understandably **high**. A value of **medium to large** is assessed for scale of change due to the partial change to some of the elements and characteristics of the view, but with the buildings concentrated on the lower lying land and the retention and enhancement of green space with meadow grass and tree planting. With the baseline situation will be substantially changed and combining judgements of high sensitivity, medium to

large scale of change with **permanent** duration and **limited** extent, results in a magnitude of effect of **medium to low**.

Road users on New Street and nearby residential properties – Viewpoint 6

- 8.19 Viewpoint 6 shows the view from New Street, looking north towards the site. The derelict barns can be seen with a backdrop of mature deciduous trees. Aside from these barns, the majority of the site cannot be seen as it lies beyond several mature deciduous trees and a hedge, and the land slopes away which limits views.
- 8.20 New Street is within the southern Marnhull Conservation Area and includes several listed buildings at this end of the street, clustered around the Grade I listed Church of St Gregory. Many of the homes along this eastern end of New Street are constructed from local stone as are their boundary walls. The sensitivity of road users for development of the type proposed is assessed as **medium**. Road users will be travelling slowly along this residential street, close to the primary school, so changes to the view to the north may be somewhat noticeable.
- 8.21 The removal of the derelict barns would however, be the only noticeable change experienced by this visual receptor. Their setting within the southern conservation area and close to several listed buildings, would present a positive visual effect. The scale of the change experienced would be **small**, and the duration **medium term** with **limited** extent. Combining the scale, duration and extent of effect, results in a magnitude of effect as **negligible**.

Senior's Farmhouse Grade II* Listed – Viewpoints 6 and 13

- 8.22 The Grade II* listed farmhouse sits on New Street, just to the south of the development site. The building faces east towards St Gregory's church, with three small windows on the north elevation towards the site. Viewpoint 6 shows the view north from New Street, with Senior's Farmhouse just visible to the right of the view. Viewpoint 13, taken from the public footpath N47/31 demonstrates an open view of the site which is more representative of views from the northern gable of the farmhouse, however closer to the site than the house is situated. The view takes in the site field and field beyond, with a backdrop of homes of Burton Street. Marnhull Pharmacy and the roofs of nearby homes north and east of the site can be seen amongst the trees.
- 8.23 The susceptibility to change falls in the **high** category, however the main views from the property are not directed towards the site. The topography of the land, which falls away to the north, would result in less visual impact resulting from the proposed development which is located on this lower lying land. The change due to the proposals would result in a partial alteration to key elements, creating a noticeable change, assessed as **medium** in scale. The duration is **permanent** and the extent of the effect would be **limited**. Combining these assessments results in a **medium to low** magnitude of effect.

Walkers on public footpaths and the Hardy Way north east of Marnhull – Viewpoints 7, 8 and 14

- 8.24 Viewpoints 7, 8 and 14 represents users of public footpaths which have been identified in the ZTV mapping process as having potential visibility of the proposed development. Viewpoint 7, looking south west towards the site from approximately 900m away, presents a rural outlook with arable fields a block of woodland and tree

planting along roads. The only built development which can be clearly seen is Marnhull Village Hall. There is no visual connection with the site from this location.

- 8.25 Viewpoint 8, from the Hardy Way long distance footpath, similarly presents a rural view with crops, hedgerows and trees. There is a view of existing properties on the B3092 road on the eastern edge of the village, but again no visual connection to the site has been determined. Similarly viewpoint 14 shows a rural outlook, with the tree covered village of Marnhull in the background. Several roofs and buildings can be seen amongst the trees, including the church tower, however the site cannot be seen. The sensitivity to change for this receptor is **high** due to the rural countryside setting and recreational users of the paths, however the visual change resulting from the development is **none**.

Road users on the B3092 east of the site – Viewpoint 9

- 8.26 Viewpoint 9 lies within the ZTV area and represents road users travelling towards Marnhull from the east. This visual receptor is classed as **low** sensitivity of the type of development proposed due to users travelling towards a village and expecting to see built development as they arrive. The church tower can be seen, however the site itself and nearby buildings are hidden from view due to trees and existing buildings. The magnitude of change resulting from the proposed development is therefore **none**.

Walkers on public footpath and nearby listed buildings at Stour Provost – Viewpoints 11 and 19

- 8.27 Viewpoints 11 and 19 show the views looking south west towards Marnhull from two footpaths (N71/63 and N71/64) at Stour Provost. The proximity of listed buildings and the rural nature of the public footpaths result in a **high** sensitivity. Viewpoint 11 shows the view towards Marnhull with some farm buildings visible nearby, leading to rolling countryside with fields bordered by hedges and groups of trees scattered across the landscape. St Gregory's church tower can be seen, however most of Marnhull village is hidden from view due to mature trees and the topography. The site is not visible at the time of photography (summer), however there may be some limited visibility during winter months. Viewpoint 19, just to the west of Stour Provost, on footpath N71/63, shows no visibility at all due to the layout of the land.
- 8.28 The scale of change to the view (VP11) resulting from the proposals is judged to be **negligible**, even during winter months. The scale of the change would be hard to discern and the site design with its landscape proposals which includes new tree planting, would minimise the visual impact. The duration of any change would be **permanent**, and the extent would be **localised**, potentially affecting the surroundings up to 2km. Once these judgements are combined, the result for magnitude of effect is **negligible**.

Walkers on the Stour Valley Way south of the site – Viewpoint 12

- 8.29 The Stour Valley Way long distance footpath travels out of Marnhull going southwards. Viewpoint 12 shows the view from a locally high point of 90m AOD looking north back towards the village. The sensitivity to change for users of this rural path is classed as **high**. Due to intervening vegetation and topography, there is no long distance view of Marnhull or the site, so the magnitude of effect is therefore **no change**.

Walkers on footpaths across the site – Viewpoints 13 and 18

- 8.30 Viewpoints 13 and 18 show the site as viewed from footpaths N47/31 and N47/33 which cross it and the adjacent field. Users of these footpaths may feel as though they are within the village, rather than the wider countryside, due to the surrounding built environment. There are views from these footpaths towards the wider countryside, however these views occur beyond houses and a few commercial buildings. The sensitivity of this receptor to change of the type proposed is assessed as **medium**. The visual link from viewpoint 18 looking south to the church tower is important as a local landmark, so the masterplan for the development has made sure to retain this visual link.
- 8.31 A large part of the potential development site would be retained and enhanced as landscape, with new wildflower meadow, hedgerows and tree planting, constraining the built development to the north eastern side of the site which sits lower and has less visual presence. Despite these measures, the scale of change to this receptor is assessed as **medium to large** due to the baseline situation fundamentally changing. The duration of these changes would be **permanent**, and the geographic extent over which the effect will be felt is **limited**. Combining these values, results in a magnitude of effect as **medium to low**.

Table 2: Summary of Potential Visual Effects

Receptor (VP)	Sensitivity	Magnitude of effect	Overall effect
Walkers on public footpaths and the Stour Valley Way north of Marnhull (1, 10)	Medium to Low	Low	Slight adverse
Walkers on public footpaths west of site (2, 4)	Medium	Low	Slight adverse
Walkers on the Stour Valley Way west of site (3)	Medium	No change	No change
Residential properties west of the site (4)	High	Medium to Low	Moderate adverse
Road users on Church Hill (5, 15, 16, 17)	Low	Medium to Low	Slight adverse
Residential properties on Church Hill (15, 17)	High	Medium to Low	Moderate adverse
Road users on New Street (6)	Medium	Negligible	Minimal beneficial
Senior's Farmhouse Grade II* Listed (6, 13)	High	Medium to Low	Slight adverse
Walkers on public footpaths and the Hardy Way north east of Marnhull (7, 8, 14)	High	No change	No change
Road users on the B3092 east of the site (9)	Low	No change	No change
Walkers on public footpath and nearby listed buildings at Stour Provost (11, 19)	High	Negligible	Minimal adverse
Walkers on the Stour Valley Way south of the site (12)	High	No change	No change
Walkers on footpaths across the site (13, 18)	Medium	Medium to Low	Moderate adverse

9.0 Conclusion and Assessment of Potential Significance

- 9.1 Following desk analysis and subsequent field work, the level of visibility of the development site within the study area has been seen to be constrained to an area very close by the site (Appendix 5, figure 4) with an additional long distance view in the north east. (VP11).
- 9.2 The location of the site within the geographical centre of Marnhull minimises the visibility of the proposal due to surrounding trees and buildings. Site design has sought to reduce any visual and landscape impact resulting from the proposals. The new buildings have been located away from a visual corridor of St Gregory's church tower as seen from the northern Marnhull conservation area. The building footprints are also located on the lower lying land within the site, leaving higher, more visible land available for green space.
- 9.3 Proposed new mixed native hedgerows, SUDs attenuation ponds and basins, orchard tree planting, car park tree planting and wildflower meadows will all enhance the ecology, biodiversity and overall landscape features of the site, reconnecting green corridors and habitat from a past landscape.

Landscape receptors

- 9.4 Within the site the development is predicted to lead to a moderate adverse landscape change, due to the permanent change from open field into built development. More than half of the site area will not feature built development however, and the areas for the proposed buildings and car parking don't have any quality landscape features which would be lost.
- 9.5 Retention of boundary hedges and the small copse of trees together with new landscape planting and features will provide positive benefit for the local landscape in terms of wildlife habitat and public amenity.
- 9.6 The effects on the two conservation areas is predicted to be moderate to slight adverse. Mitigation includes the demolition of unsightly barns within the southern conservation area and the creation of a new area of garden. The proposed buildings are not visually prominent from the conservation areas and their design and use of historic materials which compliment listed buildings within the village are positive. As landscape features establish, the effects of the new development will reduce.
- 9.7 Away from the site, and its immediate context, the landscape effects are predicted to be neutral. The amount of change to the local and wider landscape character has been shown to be very small if not imperceptible.

Visual receptors

- 9.8 Visual receptors that will experience a moderate adverse effect are residential properties west of the site, residential properties on Church Hill that overlook the site and walkers on footpaths across the site. As has been shown, site design and landscape proposals will minimise adverse effects.
- 9.9 Senior's Farmhouse and several local footpaths within approximately 0.5km of the site in the west and north, will experience a slight adverse visual effect from the proposed development. Road users on New Street will experience a minimal

beneficial visual effect from the removal of derelict barns from the southern Marnhull conservation area.

- 9.10 Other visual receptors will experience minimal adverse effects (viewpoints 11 and 19). All remaining visual receptors have been assessed to experience no change, due to no visual connection or, at worst, glimpsed views of the site from a long distance away. These views will be seen against the backdrop of Marnhull, with the changes to the overall view small scale and forming a sufficiently small part of the overall landscape to be unobtrusive and not change the visual character.
- 9.11 The visual envelope has been determined to be limited to an area within approximately 1km north of the site and 0.5km to the west. There may be long distance glimpsed views especially during winter months, from approximately 2.5km away in the north east. There are predicted to be no further significant visual negative effects from further afield.

Overall conclusion

- 9.12 The proposed development will provide significant new community facilities in the heart of Marnhull, contained within the built form of the dispersed village. The scale, design, materials and landscape have been carefully developed to reflect and enhance the character of Marnhull, and as the planting develops the landscape scheme will enhance the landscape and biodiversity value of the site.
- 9.13 Landscape effects upon the district character areas would be neutral and the comprehensive green infrastructure and landscape plan will enhance the biodiversity of the site and improve the landscape value of more than half of the site area.
- 9.14 There are some positive effects on the conservation areas including removal of unsightly barns and appropriate landscape planting to enhance the local setting. The proposed development would result in some adverse effects on the setting of the conservation areas due to the change of use from open fields to built development.
- 9.15 Visual effects are localised and show minimal adverse effects. Users of footpaths across the site and homes that overlook the site itself will experience larger changes with adverse visual effects.