

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE - SITE 01		SURVEYOR C.Potterton	
LOCATION West end of village, south of Knapp Hill		DATE Summer 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>AONB. Conservation Area. Partially inside area of archaeological interest. Trees in perimeter hedge, none freestanding within site. Generally flat, but slopes up in western corner. Roads to north and east boundary and PROW to west boundary (BROA42). Adjacent to watercress beds. Bus-stop on northern boundary.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).</p>			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
<p>Medium sized, grazed meadow with good perimeter vegetation. Generally feels isolated and outside the village. A good transition / buffer between village and rural landscape beyond.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects		High	Med
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Generally well screened by perimeter vegetation but some overlooking from adjacent residential properties. Overlooked by public footpath to western boundary. Limited intervisibility with the wider downland landscape.</p>			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Med
<p>Consider this site wholly unsuited for development. Access would be difficult without significant loss of vegetation and subsequent harm to character of narrow lanes. Is perceived as being outside village and development would be very harmful to landscape character. Would also cause significant damage to wider (landscape) setting of adjacent watercress beds.</p>			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
<p>Mitigation would not be possible as primary harm is any change from meadow to developed site. Avoidance of harm recommended.</p>			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE - SITE 02		SURVEYOR C.Potterton	
LOCATION West end of village, north of Knapp Hill and located off South St.		DATE Summer 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
AONB. Conservation Area. Partially inside area of archaeological interest (roadside part of the site). Well established perimeter vegetation with a number (4) freestanding trees to include fine Copper Beech. Generally flat. Gateway leading off South St on south boundary. Potential flood issues from northern side / River Ebble.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Grazed meadow with good perimeter vegetation. Well surrounded by existing vegetation except east side and adjacent residential property. Some intervisibility with properties on Knapp Hill			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Generally well screened by perimeter vegetation but some overlooking from residential properties. Overlooked by public footpath to western boundary.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Consider this site has potential for development without causing harm to wider village or the surrounding landscape. Retention and protection of freestanding trees is a key requirement. Access potential from existing gateway. Minimal loss of vegetation to create visibility splays at road.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Retention and protection of vegetation is critically important. Buffer / replace any frontage hedge removed.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 3		SURVEYOR C.Potterton	
LOCATION Land to NW of village, north of High Rd and east of Tank Lane.		DATE Summer 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
AONB. Outside Conservation Area. Scheduled Ancient Monument to north of site. Contains Pumping Station in SE corner. Sloping site to the immediate south of Bridleway BROA30.			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
Open, rectangular field with extensive vegetation to north, south and west sides. East side generally open. Outside settlement boundary and has definite character as open countryside.			
OVERALL SENSITIVITY OF THE SITE landscape effects		High	Med
VISUAL BASELINE extent of view / ZVI / key elements			
Significant and open views into the site from large access gates to pumping station. Fine views across the site from BROA30 to the north of the site to include valuable view of Church.			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Low
This site is definitely rural in character, despite pumping station and consider that development would be incongruous in terms of the pattern of the village and harmful to wider landscape character. It would harm fine views of the Church and should be avoided.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
Development on the site should be avoided as such harms cannot be mitigated.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 04		SURVEYOR C.Potterton	
LOCATION South side of Knighton Rd, West side of New Town.		DATE Summer 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
AONB. Hedge to road frontage only. Open farmland. Flat area at base of rolling downland with steeper slope rising to the south. PROW BROA7 runs in SE direction as it rises up the hill to the south. Not in Conservation Area.			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
Opposite Sports Centre. Location adjacent to roadside and existing ribbon development along Knighton Rd.			
OVERALL SENSITIVITY OF THE SITE landscape effects		High	Med
VISUAL BASELINE extent of view / ZVI / key elements			
Overlooked from east by houses 11-14. Ground profile in this area (i.e. steep slopes to south) results in limited intervisibility with land to the south and existing vegetation and built form generally hides the site from the north. Development in an westerly direction would be logical as it is infilling a gap in what is already perceived as within the village.			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Med
This site has potential for small scale ribbon development. Need to restrict extent to the west and should be considered alongside site 3339 opposite to the north to give a better balance to new built form in this area.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
Must retain roadside hedge and use single point of access. Must include significant hedge planting to southern boundary.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 5		SURVEYOR C.Potterton	
LOCATION - Adj School Entrance on Howgare Rd		DATE Summer 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
AONB. No PROW's on or immediately near the site.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
Small square site located at entrance to the school.			
OVERALL SENSITIVITY OF THE SITE landscape effects		High	Med
VISUAL BASELINE extent of view / ZVI / key elements			
Located in what is currently 'open' countryside. The combination of school playing fields and this site are the gateway to the open landscape beyond.			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Low
Consider that development on this site in isolation would be visually harmful to this side of the village. It would also cause harm to the current and effective transition into the countryside. Could only consider minimal development if it was to be considered as part of a more balanced approach to the entrance to the village i.e. consider extending existing development slightly along the north side of Howgare Rd to create more balance entrance. On its own, the development of 5 would be harmful.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Any development in isolation would be harmful. If extended option were to be considered then an extensive scheme of perimeter planting together with some semi-mature trees to balance each side of the road might help to create sense of maturity and establishment.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – Site 6 (aka 3306)		SURVEYOR C.Potterton	
LOCATION -East Side Of New Town, South Of Knighton Rd		DATE Summer 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
AONB. No PROW's on or near the site. Not in CA.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
NE corner of larger rectangular field. At the base of a very distinctive ridge. Hedge to the northern, roadside boundary and some taller (somewhat alien) conifer hedging to the west adj existing housing. Generally flat.			
OVERALL SENSITIVITY OF THE SITE landscape effects		High	Med
VISUAL BASELINE extent of view / ZVI / key elements			
Limited views into the site. Limited overlooking from wider landscape. Does form part of the visual 'setting' for the ridge behind.			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Med
Some limited potential but would be perceived as extending the village further outwards into more rural landscape. If developed, then must only extend as far as existing residential property on north side of Knighton Rd and consider creation of more distinct village entrance at that point. Extend no further than speed limit signs which are generally perceived as 'the edge of the village'.			
Development must not extend any further southwards than existing single line of development.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Retention and bolstering of road frontage hedge together with creation of extensive perimeter planting to help contain development.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE - SITE 7 (aka 3212)	SURVEYOR C.Potterton		
LOCATION South of Bury Lane	DATE Summer 2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
AONB. Conservation Area. Scheduled Ancient Monument to north of site. Bridleway / PROW (BRO6) to east of site.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003). Part of the 'remnant planned landscape'. Suggestion of amendment to the CA boundary to exclude the site in CA Appraisal.			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Open meadow on southern edge of village. New fencing and large gates detract from local character. No internal hedges. Generally open.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Sensitive as part of a key view from War memorial through to downland beyond to the south – as also noted in CA Appraisal. Limited public views of the site from the wider landscape. Overlooked by larger houses to east and west sides. Part of remnant planned landscape.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Has some development potential, but not of the type suggested. This site might be suited to a small number of larger scale single dwellings if they were designed to reflect the larger houses in the area. Layout could include for additional tree planting to help frame view out to the downland.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
Correct type of development with high quality design required. Additional tree planting and amendments to the large scale gates / access would be beneficial.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 8 (aka 3213)	SURVEYOR C.Potterton		
LOCATION Land north of South St, adjacent to Church, War Memorial and SAM.	DATE Summer 2019		
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
AONB. Conservation Area. Scheduled Ancient Monument (Bury Orchard) to northern side of site. Listed buildings to include Broad Chalke War Memorial, Manor House and Walls to manor House to eastern boundary of the site. Inside area of Archaeological Interest.			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003). Area entitled 'Church and manor – South St' in CA Appraisal. Part of the 'remnant planned landscape'.			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Open meadow on southern edge of village Includes SAM and overlooked by a number of Listed Buildings. Wholly unsuitable for any development.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Very sensitive as part of a key view from War memorial, overlooked by Listed Buildings. Overlooked by buildings to west and east boundaries and from adj road / gate to south.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Wholly unsuited to any development of this nature.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
None possible. Avoid development.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 9 (aka 3216)		SURVEYOR C.Potterton	
LOCATION – Land north of Howgare Rd and rear / north of Farm Close		DATE Summer 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
AONB. Adjacent to CA boundary. PROW BROA27 traverses north side of the site. Manor Farm (bldg. & walls) are listed and located to the immediate west of the site. Large trees in/ adj to SE corner of plot – noted as important in CA appraisal and likely to be covered by TPO.			
LANDSCAPE CHARACTER TYPE <i>(National / Regional / Local)</i>			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003). East side of the site is an incongruous shape and does not follow any logical field boundary.			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Open field that forms important landscape setting for the village. Is also important landscape setting for Manor Farm and River Ebble.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Quite open and visible in / from the wider landscape as it is on the very edge of built development. Consider that developing this backland area would be harmful.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
The character of the village, in almost every area, is of a single line of ribbon development. This would introduce a different type of backland infill development which would be out of character and therefore harmful. However, and allied to site 5, there might be potential to extend in a limited way along Howgare Rd (only and nothing to the rear of Farm Close) to create more definitive entrance / exist to the village.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
Development on the whole site must be avoided as such harms cannot be mitigated. If minimal option at Howgare Rd (allied to 5) were to be considered then an extensive scheme of perimeter planting together with some semi-mature trees to balance each side of the road might help to create sense of maturity and establishment.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – Site 10 (aka 3338)		SURVEYOR C.Potterton	
LOCATION - South of Howgare Road, north of School.		DATE Summer 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
AONB. No PROW's on the site. PROW BROA27 traverses west side of Howgare Rd and BROW28 abuts northern side of site. Flat, rectangular shaped plot following Howgare Road frontage. Does not follow field pattern i.e. is not a full field. No internal vegetation. Roadside hedge (trimmed hawthorn) to west side alongside road.			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Open flat agricultural field set at the widest part of the valley. Odd shaped field due to shape of recent school development. School playing fields perform an effective role as a transition to the open countryside beyond. Housing on this site would be most harmful.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Whilst of limited visual value itself, the site is very important because it does not contain any buildings – it allows fine views through and across the valley floor to higher ridges beyond in both directions. For example, valued views across River Ebble on High Rd to the north (looking south through willow trees to the ridge) would be harmed.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Whilst it might follow the logic of single property deep ribbon development, consider this site would extend the village much too far out into the wider valley bottom and would be very visible and incongruous in the wider landscape. Consider this would be harmful and therefore do not advocate any development on this plot.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
None possible. Avoid development.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 11 (aka site 3340)		SURVEYOR C.Potterton	
LOCATION Land to NE of village, south of High Lane		DATE Summer 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
AONB. Conservation Area. PROW BROA18 to the immediate south of the site and BROA23 crosses valley to the immediate east of the site. Identified as part of Important Green Space A – Water Meadows in the draft Neighbourhood Plan.			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
Gently sloping narrow site to the immediate south of High Lane. Field gate and gravel access track to east side of site allow open views into and through site to meadow and ridge beyond. Site is part of an existing meadow, and part of Important Green Space A -Water Meadow (the latter as identified in the draft Neighbourhood Plan).			
OVERALL SENSITIVITY OF THE SITE <i>landscape effects</i>		High	Med
VISUAL BASELINE <i>extent of view / ZVI / key elements</i>			
Enclosed, small site with open views to the south over River Ebble corridor / meadow and semi-wooded ridge beyond. Roadside partially vegetated and hedge to residential property to western boundary.			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Med
This site is rural in character, despite having residential properties to each side. It is part of Important Green Space A – Water Meadows, and therefore important to the open, green character of the village. Development here would cause some harm to local views to the open meadow beyond. This site should not be considered as a strategic site per se.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
If any development were found to be appropriate, the site should be limited to a single property only and include extensive boundary planting to reduce harms to meadow behind (south).			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE - SITE 12 (aka S/2007/2499)		SURVEYOR C.Potterton	
LOCATION Kings Old Rectory @ Junction of Bulls Lane / South St.		DATE Summer 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
AONB. Conservation Area. Listed buildings to include Garage and Billiard room to west of Kings Old Rectory (Grade 2) and the main building itself, Kings Old Rectory, which is Grade 2*.			
Inside area of Archaeological Interest.			
Potential flooding issues from River Ebble.			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Well vegetated gardens to main house / Rectory. Extremely sensitive and valuable as a central part of the core of the village.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Well enclosed with no public access. Specific internal area researched from aerial imagery. Extensive tree cover – a designed garden landscape bordering the river.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Wholly unsuited to any development of this nature. Valuable green asset in the centre of the historic core of the village.			
STEP 6: MITIGATION possibility / type / potential for success / key elements to address			
None possible. Avoid development.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF BROAD CHALKYE – SITE 13 (aka 3339)		SURVEYOR C.Potterton	
LOCATION – Adj Spots Ctr – North Side Of Knighton Road		DATE Summer 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
AONB. Hedge to southern road frontage, east boundary Open farmland. Flat area at base of rolling downland with steeper slope rising to the south. Sports Centre & MUGA to immediate west and School to immediate north. No PROW on / near the site. Large tree(s) to NE corner. Not in Conservation Area. Existing access to southern boundary.			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
NCA 134 Dorset Downs and Cranborne Chase. Wiltshire Landscape CA Type 5 'Chalk valley' – Area 5F 'Ebble Avon Chalk River Valley' (LUC 2003).			
LANDSCAPE SENSITIVITY OF THE SITE		High	Med
LANDSCAPE VALUE OF THE SITE		High	Med
LANDSCAPE CHARACTER			
Small, rectangular site heavily influenced by adjacent school / recreation uses.			
OVERALL SENSITIVITY OF THE SITE landscape effects		High	Med
VISUAL BASELINE extent of view / ZVI / key elements			
Will be influenced by floodlights to sports pitch. Well enclosed, discrete site with very limited views in. Some views out of the site to the downland / ridge to the south.			
VISUAL SENSITIVITY		High	Med
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT		High	Med
Small site that is influenced by sports centre / school, but has development potential. Existing trees in NE corner as very important and must be retained / protected in any scheme. Need Arb survey to ascertain condition / longevity / root protection zone as these will determine extent of development. Development would cause minimal harm and could / should be brought forward in tandem with Site 04 which would help the overall balance of new built form in this area.			
STEP 6: MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
Retention / protection of hedge to the north between school and development and trees to the NE corner is most important. Houses should face south looking at the road / ridge beyond.			

