

Land at Littlemoor, Weymouth

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1 Introduction

General

- 1.1 This report identifies the existing character and features of the landscape, as well as the existing visual resources of the surrounding area. It details the changes that may result as a consequence of the proposals and considers the potential significance of effects arising as a result.
- 1.2 The key elements of the proposal likely to result in effects on the receiving landscape include construction and operation of the development. These elements may also affect sensitive visual receptors in the area.
- 1.3 Landscape receptors include physical elements, features and characteristics that may be affected by the proposal. Visual receptors include the public or community at large, residents and visitors to the area. The effect on the setting of historic monuments (including Listed Buildings) is not considered in this report
- 1.4 The significance of effect on a receptor can be established by identifying the sensitivity of the receptor to change, in combination with the magnitude of change that would occur as a result of the proposal. Within this report effects are defined as 'significant' in EIA terms.
- 1.5 The landscape strategy is described in this report.
- 1.6 A study of planning policies and guidance at national, regional and local levels has been included in this report.

Study Area

- 1.7 The location of the site is illustrated on Figure 1, and in more detail on Figure 2. The study area for the project is defined by a 15km radius from the closest boundary of the development site.

Consultation

- 1.8 A meeting between a number of statutory and non-statutory consultees, including Jen Clarke of Dorset Area of Outstanding Natural Beauty Partnership, was held on the 12th May 2010. At the meeting the need for a Landscape and Visual Impact Assessment was identified, as well as a suitable mitigation strategy.

2 Relevant Planning Context

Introduction

- 2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the statutory development plan unless material considerations indicate otherwise. At present, the relevant parts of the development plan for the site comprise:
- RPG for the South West (RPG10) September 2001;
 - The saved policies of the Bournemouth, Dorset and Poole Structure Plan 2001;
 - The saved policies of the West Dorset District Local Plan July 2006; and
 - The saved policies of the Weymouth and Portland Local Plan December 2005
- 2.2 This report considers the relevant landscape policies within the development plan. Other relevant policies are addressed within the Planning Statement accompanying the Littlemore application.
- 2.3 The Regional Spatial Strategy for the South West will eventually replace RPG10. The draft RSS is at an advanced stage, although final publication has been delayed to enable further sustainability appraisal work required on the Secretary of States Proposed Changes. As such significant weight should be given to the RSS.
- 2.4 An urban extension for Weymouth was first promoted in the RSS Panel Report (December 2007) which recommended a significant increase in housing numbers for West Dorset and Weymouth & Portland. The Panel Report specifically clarified that this increase in housing provision be made within an urban extension in West Dorset but adjoining the Weymouth Area. As the Panel Report dates from December 2007 there are no specific policies promoting an urban extension to Weymouth within the adopted Development Plans from 2005 and 2006.
- 2.5 The emerging Local Development Frameworks for West Dorset District Council or Weymouth & Portland Borough Council are at an early stage of preparation. Further clarification regarding the current progress of the LDF's and the relevant evidence base is set out below.

Adopted Landscape Development Plan Policies

RPG10

- 2.6 RPG10 includes a specific policy on landscape and biodiversity. Policy EN1 states:

'Local authorities and other agencies in their plans, policies and proposals, should:

- *provide for the strong protection and enhancement of the region's internationally and nationally important landscape areas and nature conservation sites;*
- *draw up policies for the protection of nature conservation interests of regional and local significance;*
- *encourage the maintenance and enhancement of the biodiversity resources of the region, having particular regard to the targets set out in tables 3, 4 and 5;*
- *promote the restoration and expansion of depleted and vulnerable biodiversity resources in order to reverse fragmentation and create continuous viable habitats;*
- *indicate that the protection and, where possible, enhancement of the landscape and biodiversity should be planned into new development;*
- *have regard to the significant landscape joint character areas of the region set out in this RPG (Map 4) and aim to conserve and enhance local character;*
- *take measures to protect the character of the countryside and the environmental features that contribute towards that character, including the minimisation of light pollution.'*

2.7 With regard to landscaping within new development proposals, Policy EN4 Quality in the Built Environment is relevant:

'Local authorities, developers and other agencies should work together to further the objectives of urban renaissance and make the urban areas places where people wish to live. They should aim to achieve:

- *high quality architecture, urban design, layout and landscape architecture in all new development;*
- *improvements to the environment in cities, towns and villages. This should also recognise and maximise the positive contribution that trees, other planting and open spaces can make to urban areas in terms of their recreational, nature conservation and wider environmental and social benefits; schemes to create more sustainable, safer, secure and attractive urban and built forms, a balanced mix of uses, higher densities and sustainable transport patterns;*
- *land assembly to bring forward previously developed "brownfield" sites and enable urban restructuring and redevelopment;*

- *schemes both within urban areas and at the urban fringe that protect and enhance distinctive features and settings of the locality and make use of local character to create identity and a sense of place that reflects their context;*
- *design and layout solutions relevant to particular sites and their context, which take account of public health, crime prevention and community safety issues and which build upon local distinctiveness.'*

Bournemouth, Dorset and Poole Structure Plan (2001)

2.8 The Bournemouth, Dorset and Poole Structure Plan Environmental Policy F specifically relates to landscape and states:

'The quality and diversity of the Dorset landscape should be maintained and enhanced through:

- (I) The conservation and enhancement of natural and manmade features in the landscape that contribute to the character of Dorset;*
- (II) Respect for the particular characteristics of the local landscape in the determination of development proposals; and*
- (III) The encouragement of design in the built environment which will result in a benefit in environmental and landscape terms.'*

2.9 There are two AONB's in Dorset and Environmental Policy G is relevant:

'Within the Areas of Outstanding Natural Beauty priority will be given to the conservation of the natural beauty of the landscape. Proposals for major development should be allowed only if it is evident that the benefit rising from the proposal clearly outweighs the landscape value of the site, and there is no acceptable alternative.'

2.10 With regard to landscape within urban areas and in new development, Environmental Policy H states:

'The quality of life in the urban areas will be maintained and enhanced by redevelopment and new development making a positive contribution to the urban environment and landscape, and through the careful consideration of design, layout and form in relation to the function and setting of the development.'

West Dorset Local Plan (2006)

2.11 With regard to policies in the West Dorset Local Plan the Littlemore application site falls outside the defined development boundary and falls within the Dorset Area of Outstanding Natural Beauty (AONB).

2.12 Policy SS3 *'Development outside Defined Development Boundaries'* confirms that such development *'...will be strictly controlled having regard to policies in the local plan for protection of the countryside, the sustainable location of new development and the reuse of land and buildings.'*

2.13 With regard to the AONB designation Policy SA1 states:

'Development which would harm the natural beauty of the AONB will not be permitted. Development will only be permitted if its scale, siting and design conserves the quality of the landscape. Where development proposals relate to sites where the existing development is visually of poor quality, opportunities will be taken by the District Council to secure visual enhancements.'

2.14 This policy needs to be balanced against emerging policy for an urban extension to Weymouth. Local Plan paragraph 3.2.4 clarifies that major developments should not take place in AONBs except in exceptional circumstances. Applications for such development should be rigorously examined and demonstrated to be in the public interest.

2.15 Paragraph 3.2.7 requires that opportunities for enhancement to the landscape will be taken where these are relevant to the development.

'Development either within or outside, but affecting the AONB, which would detract from the landscape's natural beauty will not be permitted. All development should reflect the character of its surroundings in terms of scale, siting and design and respect the landscape context within which it is located. (Cross reference is made to the Landscape Character Areas Policy SA3.) In order to meet the requirements of the Policy, development should not be visually prominent and should not detract from views from vantage points or otherwise spoil the appreciation of the area's landscape quality.'

2.16 The Littlemore application site falls within the 'Osmington Ridge and Vale' West Dorset landscape character area. Landscape Character Area. Policy SA3 states:

'Within each of the Landscape Character Areas, as identified on Diagram 2 of this Local Plan, development will be expected to respect and respond to the local landscape character. Proposals that conserve, enhance and restore features of local landscape importance will be encouraged. Development that significantly adversely affects the distinctive characteristics of the area's landscape, heritage and built environment will not be permitted.'

2.17 Paragraphs 11.2.1 to 11.2.10 refer to Landscape Setting. Paragraph 11.2.1 confirms that understanding the landscape setting it is important to ensuring new development is in keeping with the character of the local area:

'Consideration needs to be given not only to topography, watercourses, vegetation and wildlife, but also the history of human interaction with the landscape (including historical or cultural associations), aesthetic and sensory qualities (such as the visual enjoyment of colours, textures, scale, diversity, views and enclosures and the associated sounds and smells), and also how these features are perceived as a whole.'

2.18 In addition to identified areas of Local Landscape Importance the Council considers that regard should be given to the impact of development on the local landscape throughout West Dorset (Local Plan paragraph 11.2.3).

2.19 Paragraph 11.2.7 requires a survey of the sites context, landscape setting and existing features to be incorporated in an appropriate landscape master plan. Policy DA2 Landscape Schemes states:

'Development will provide sufficient hard and soft landscape treatment before or within a reasonable timescale of its implementation, to successfully integrate with the character of the site and its surrounding area. Details of the hard and soft landscape treatment and an implementation programme will be submitted as part of a Landscape Masterplan or Detailed Landscape Plan....'

2.20 Policy DA1 deals with the Retention of Trees, Hedgerows and Other Important Landscape Features:

'Development will provide for the retention and protection of existing woodland, trees and hedgerows and other features of merit where their removal would significantly harm the character or enjoyment of the site or surrounding area, or prejudice or damage wildlife interests. Details and method statements for this retention and protection will be submitted as part of a Landscape Masterplan or Detailed Landscape Plan...'

2.21 Removal of important landscape features will only be considered where the loss would be compensated for with new landscape treatment which would result in a net benefit to the landscape, character and amenity of the site and surrounding area. Where necessary additional planting will be required to integrate the development into the local landscape (paragraph 11.2.8).

Weymouth & Portland Local Plan

2.22 A small part of the Littlemore application site falls within Weymouth & Portland Borough Council. Policy D3 sets out general development control criteria which include a number of criterion relevant to landscape:

'(i) buildings and spaces should respect those features that contribute to

"local distinctiveness" and the character of the area;

- (ii) designs and layouts should be safe, take account of crime prevention and community safety issues and, where possible, be accessible by persons with a disability;*
- (iii) proposals should not be detrimental to the environment by virtue of noise, smoke, fumes, dust or other emissions;*
- (iv) existing landscape, townscape, riverine, coastal, nature conservation, and other environmental features, including linear and stepping stone features that penetrate built up areas or link consolidated open areas, and the best and most versatile agricultural land should be respected for their intrinsic value and retained, protected or enhanced where possible;*
- (v) proposals should help to "green" the residential environment by assisting sustainable drainage, contributing to biodiversity, promoting energy efficiency in layout and design and creating more opportunities for retaining and planting trees in the borough;*
- (vi) proposals should not have a seriously detrimental impact on the privacy and amenity of existing occupiers and new occupiers;*
- (vii) design and layouts should focus on the quality of places and living environments, and give priority to pedestrians rather than the moving and parking of vehicles;*
- (viii) access, parking, open space where appropriate, and other services should be provided in accordance with the policies in this plan;*
- (ix) new development should not pose a risk to highway safety.'*

2.23 This part of the site is also designated as AONB. Policy N11 states:

'Development in the AONB Policy Area, as shown on the Proposals Map, will be permitted only where it conserves or enhances the natural beauty of the landscape. Any development that is permitted shall be sited and designed so as to be in keeping with the surrounding area and with any existing development.'

2.24 As the Weymouth Relief Road designation falls within this part of the AONB. Paragraph 4.6.2 clarifies that when applying Policy N11 to proposals in the AONB that :

'The designation covers part of the settlements of Upwey, Littlemoor, Sutton Poyntz and Preston and though Upwey and Sutton Poyntz where so designated are villages with a strong rural character, Preston and Littlemoor are far more suburban. In recognition of this, the Borough Council does not require development here to meet AONB standards and has excluded the built up areas of Preston and Littlemoor from the following policy:' [Policy N11].

2.25 Finally Policy B2 confirms that development proposals which have an impact on trees which make a contribution to local amenity will only be permitted where:

'(i) the trees are conserved onsite by the layout and design of the development and appropriate protection and maintenance, or;

(ii) if the loss of trees is unavoidable, replacement trees of equivalent landscape, amenity & wildlife value should be planted and maintained.'

Emerging Landscape Development Plan Policies

RSS for South West

2.26 As explained at paragraph 2.4 above the need for an urban extension to Weymouth was first included in the RSS Panel Report, paragraph 4.12.15:

'Weymouth is highly constrained and cannot accommodate the identified demand. We recommend, therefore, that additional provision should be made within an urban extension in West Dorset, adjoining the Weymouth area. While there is capacity within the adjacent area of West Dorset, the physical and environmental constraints in the area do not allow the full deficiency to be met. An additional 700 dwellings is proposed.'

2.27 The RSS Panel recommendation was included within the Secretary of States Proposed Changes published in July 2008.

2.28 Regarding the protection and enhancement of natural environment, Policy ENV1 states:

'Where development and changes in land use are planned which would affect these assets, local authorities will first seek to avoid loss of or damage to the assets, then mitigate any unavoidable damage, and compensate for loss or damage through offsetting actions. Priority will be given to preserving and enhancing sites of international or national landscape, nature conservation....'

2.29 Policy ENV2 Landscape Character Areas requires Local Planning Authorities to undertake assessments of landscape character at a strategic level. The West Dorset Landscape Character Assessment was published in February 2009.

2.30 With regard to the AONB designation, Policy ENV3 addresses protected landscapes and states that development would only be provided for where it would, amongst other matters:

- *'Conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park or Area of Outstanding Natural Beauty, or*

- 2.31 Foster the social or economic well-being of the communities within the National Park or Area of Outstanding Natural Beauty, provided that such development is compatible with the pursuit of National Park or Area of Outstanding Natural Beauty purposes

Consideration will also be given to proposals which promote the understanding and enjoyment of the special qualities of the Areas of Outstanding Natural Beauty.

Particular care will be taken to ensure that no development is permitted outside the National Park or Areas of Outstanding Natural Beauty which would damage their natural beauty, character and special qualities or otherwise prejudice the achievement of National Park or Area of Outstanding Natural Beauty purposes.'

West Dorset Borough Council

- 2.32 West Dorset District Council consulted on the issues and alternative options for the Core Strategy in early 2007 which was then followed by a wider consultation on the Issues and Options Consultation Paper in July 2007.
- 2.33 Consultation took place on a number of options for growth on land around Weymouth in West Dorset from June to August 2009. Following this consultation West Dorset District Council issued the *Options for Growth: Land around Weymouth Consultation Feedback Report* September 2009.
- 2.34 This report includes details of the responses from Councils, organisations and utilities. With regard to the Littlemoor option the following landscape responses were provided:

Winterborne Farrington Parish Council – Littlemoor option lies within this parish. Parish Council unable to support this option referring to adopted policy on AONB and landscape character;

Weymouth and Portland Borough Council - Consider the most appropriate direction for growth is a combination of an extension to Southhill and an extension to Chickerill. Regarding the eastern part of the Littlemoor urban extension should be protected from future development to maintain a wildlife corridor lining north to south through to the Lorton Valley;

Dorset County Council – Regarding Landscape for the Littlemoor option and its AONB setting, clarify that *'It will be highly visible when viewed from the high ground to the north. This is therefore the least appropriate of the options from a landscape and visual point of view.'*

Natural England – Littlemoor option within the Dorset AONB. Natural England referred to the Option leaflet produced by the Council and the recognition that major development in the AONB would require *'exceptional reasons for development'*. They clarify that given that there are alternative options it is unlikely that a major development at Littlemoor that damaged AONB interests could meet this exceptional circumstances test. Therefore the Littlemoor

Option would only be viable *'it it can be demonstrated that the scheme would not harm the AONB.'* Further landscape considerations by Natural England are set out at paragraphs 6.5.2 to 6.5.5.

Dorset AONB Partnership – With regard to the Littlemoor option the AONB partnership states that *'any development here would have to demonstrate that it would be an enhancement within the AONB and not of any adverse impact upon its natural beauty.'*

They further state that *'Development within this area would therefore be of high landscape and visual impact upon the AONB and the AONB team would only support development here if it could be proven to be an enhancement. This would involve the integration of a comprehensive mitigation strategy to include soft landscape measures such as the provision of open space to accommodate groups of large scale trees, plus innovative high quality design, materials and standards of workmanship.'*

English Heritage – highlights the importance of a comprehensive understanding of the wider landscape around Weymouth and the particular sites selected. A sounder understanding of the wider landscape issues addressing the sites would be informed by tools such as the Historic Landscape Characterisation (HLC) and Landscape Character Assessment (LCA).

- 2.35 The LDF evidence base for West Dorset includes the West Dorset Landscape Character Assessment, February 2009 which was carried out in partnership with the Dorset Area of Outstanding Natural Beauty (AONB) team; and the West Dorset Urban Extension Study, December 2008 carried out by Halcrow.

West Dorset Urban Extension Study

- 2.36 West Dorset District Council commissioned a study by Halcrow to prepare the West Dorset Urban Extensions Study, following the RSS Panel Reports inclusion of the need for urban extension to Weymouth and Dorchester. With regard to landscape considerations section 3 of the report considers various development constraints. With regard to the Littlemore site, paragraph 3.4.12 states:

'Although the Littlemoor AoS is located within Dorset AONB, the landscape assessment judged that development could be provided without major impact on the existing landscape character.'

- 2.37 Whilst the matrix at Appendix A doesn't even refer to the AONB it notes that regarding landscape:

'Development below 45 metre contour would preserve the chalk ridge setting and provide a natural limit/backdrop to development.'

- 2.38 Furthermore the conclusions note at paragraph 5.3.1 that:

'The assessment identified that there were a limited number of constraints to urban extension development at Littlemoor; notably that development would be within the Dorset AONB...'

Weymouth and Portland Borough Council

2.39 Weymouth & Portland Borough Council issued the Core Strategy *Our Community, Your Future: Options Consultation Document* in August 2009. The Council has prepared a number of issues papers which provide background information in support of the Core Strategy, including Issues Paper 5: Landscape June 2009.

2.40 The Core Strategy sets out policy options. Option SS6 Good Design in New Development requires new development to respect and be informed by those features both natural and built that contribute to local distinctiveness and the character of the area to create high quality places and environments. Regarding landscape considerations Policy SS6 states:

'Proposals should not result in the loss of open space but should help 'green' the environment by incorporating sustainable drainage, contributing to biodiversity, promoting energy efficiency, soft landscaping, open spaces and creating more opportunities for retaining and planting trees in the borough.'

2.41 Policy HO3 Weymouth Urban Extension Option 1 refers to the extension to Littlemoor. A number of advantages are set out in the Core Strategy. The disadvantage is noted as being within the AONB and it is considered to be a *'Prominent visual position and steep slopes will limit extent of development.'*

2.42 It is useful to consider the evidence base for the emerging Core Strategy policies to provide clarification of the emerging policies. Issues Paper 5: Landscape June 2009 which identifies the application site as falling within the Bincombe Vale Local Character Area. Paragraph 9.18 states:

'Much of this pleasant agricultural area flowing down from the escarpment is within the nationally important AONB. It does provide a strong countryside setting to Littlemoor, helping to support a rural village setting for the modern settlement on the side of Southdown. The construction of the A354 Relief Road and the Preston Link will both reinforce the separation of the western part of Littlemoor from Broadway and create greater separation between Littlemoor and the Bincombe Vale.'

Other Landscape Material Considerations

2.43 The existing character of the landscape and the potential effects on that landscape are material considerations and are detailed in the following sections of this report.

3 Existing Landscape Character

Landscape Character

Published Landscape Character Assessments

- 3.1 The study area is covered by several landscape character assessments. As a national mapping exercise Natural England (formerly the Countryside Agency) has produced a series of countryside character reports, including *Volume 8: South West* (1999). This is used at a broad level to define the landscape character areas within the 15km radius study area. Only the character areas, which correspond with the ZTV, are considered to form the baseline landscape character for this proposal. The study area is also covered by more detailed landscape character assessments at a regional and local level.
- 3.2 Dorset County Council published the *Dorset County Landscape Assessment* in April 1993. This document covers the study area from a regional perspective.
- 3.3 West Dorset published the *West Dorset Landscape Character Assessment* in February 2009. This document provide the most detailed character assessment of the majority of the landscape within the study area and provide the baseline against which changes in landscape character have been assessed. Weymouth and Portland published a landscape character assessment as *Issues Paper 5: Landscape* within the Core Strategy, in June 2009.
- 3.4 The Dorset AONB Partnership has produced a consultation draft of the *Dorset Area of Outstanding Natural Beauty, A Framework for the Future AONB Management Plan 2009-2014* and *Framework for Action in the Countryside: June 2004-2009*. Dorset County Council is currently in consultation for the production of a landscape character assessment for the AONB within the county. Due to the draft status of the publication it has not be considered within this assessment.

National Landscape Character Assessment

- 3.5 The landscape and townscape character context is identified at different levels, with the Countryside Character Initiative (CCI) and English Nature's Natural Areas Map (1999) providing the broader framework to determine the character of the British countryside at a national level. Within the CCI character map, the 15km radius study area lies within Character Areas 138 Weymouth Lowlands, 137 Isle of Portland and 134 Dorset Downs and Cranborne Chase (see Figure 3).
- 3.6 The key characteristics of these areas are as follows;

Isle of Portland/ Weymouth Lowlands

- *Varied area, united by underlying broad ridge and valley pattern and spectacular coastline.*
- *Open, largely treeless, ridge tops with large, commonly arable fields.*
- *Valleys with villages, mixed farming and valley-side woodlands.*
- *Exposed windswept coastal grassland.*
- *Distinctive coastline of Chesil Beach enclosing the brackish lagoon of The Fleet.*
- *Dramatic wedge-shaped peninsula of the Isle of Portland with its distinctive untidy character and strong sense of history.*
- *Extensive urban and urban fringe land use around Weymouth.*

Dorset Downs and Cranborne Chase

- *A rolling, chalk landscape with dramatic scarps and steep sided, sheltered valleys.*
- *Scarp slopes with species rich grassland, complex combes and valleys, spectacular views, prominent hill forts and other prehistoric features.*
- *Open, mainly arable, downland on the dip slope with isolated farmsteads and few trees.*
- *Very varied valleys, with woodlands, hedged fields, flood meadows and villages in flint and thatch.*
- *Distinctive woodlands and deer parks of Cranborne Chase.*

County Landscape Character Assessment

3.7 The County landscape assessment was undertaken in 1993. The study area covers a number of County landscape types. These are listed below:

- Chalk Escarpment
- Chalk Uplands
- Chalk Valleys
- Coastal Grasslands
- Conifer Plantations

- East Dorset Woods and Farmland
- Heathland
- Heathland Scrub Mosaic
- Isle of Portland
- South Dorset Lowlands
- Urban Areas
- Valley Pastures
- West Dorset Farmland

3.8 The development area lies within the South Dorset Lowlands and abuts the Chalk Escarpment character area (see Figure 3). These are described below:

Chalk Escarpment

3.9 The key characteristics of the Chalk Escarpment are:

- *Marked variations in landscape character and landform along the scarp.*
- *Steep distinctive chalk margin, affording panoramic views over the surrounding countryside.*
- *Open grassland and extensive blocks of woodland often form broad distinctive patterns. The woodlands are highly visible landmarks.*
- *Both deciduous and coniferous woodland.*
- *Smaller-scale patchwork of fields and hedgerows often extends some way up the escarpment slopes.*
- *Settlements concentrated at the foot of escarpment slopes.*

3.10 The development site is situated adjacent to the Southern Chalk Escarpment, a subdivision of this character area. The escarpment is described as being influenced by the Upper Chalk and not so clothed in woodland. It is described as being a “*high cliff-like ridge separating the fairly flat, open chalk uplands from the expansive, regular mosaic of the fields in the lowlands below.*” The character is described as exposed and rugged, there are patches of scrub and intermittent, straggly hedgerows extend part way up the slopes from the lowland below. Views from the escarpment are noted as being dominated by Chesil Beach and the Isle of Portland. The description notes that, in the main, settlements are clustered at the foot of the steep slopes. The area of the site is also specifically referred to “*A major line of pylons ascends the escarpment at Bincombe. This area is well settled and has few trees to camouflage the*

scattered development of the urban fringe so the pylons are part of an already busy disordered landscape.”

South Dorset Lowlands

3.11 The development site lies within the South Dorset Lowlands. The key characteristics of the Dorset Lowlands are:

- *Broad ridge and valley landscape which follows an east-west alignment.*
- *Smaller-scale, undulating relief occurs where valleys dissect the chalk escarpment near Osmington and Littlebredy.*
- *Enclosed to the north by the south chalk escarpment.*
- *Patchwork of geometric fields widens out to form large fields on the open ridgetops.*
- *Large blocks of woodland typically occur on valley side slopes (not on the ridgetops). Horizon formed by the smooth profiles of the broad, hog-back ridges.*
- *Mixed farming, but higher proportion of arable fields on shallower slopes.*
- *Villages on valley floor and at the foot of chalk escarpment.*

The Weymouth Lowlands are described as a “*dominated by smooth, simple ridges and valleys, but in a few local areas the landscape becomes more complex and varied.*” The assessment gives the Osmington area as an example of one such. The area of the site is not mentioned.

The site also abuts the urban area of Weymouth. The urban area landscape type is not described within the County landscape assessment.

Local Landscape Character Assessment – West Dorset District

3.12 The character of the local landscape within the District of West Dorset has been assessed as part of the *West Dorset Landscape Character Assessment, February 2009*. This assessment has identified 35 landscape character areas within the district. A 15km radius study area has also been used to assess the character of the landscape at a local level (see Figure 4). The following five character areas coincide with the ZTV within this study area;

- 21 South Dorset Escarpment
- 24 South Dorset Ridge and Vale
- 25 Osmington Ridge and Vale
- 26 Chaldon Downs

- 27 South Dorset Downs

3.13 The proposal site lies within the Osmington Ridge and Vale character area. The key characteristics of this area and the other four character areas which are covered by the ZTV are as follows;

South Dorset Escarpment

- *A dramatic and exposed steep and narrow escarpment with occasional rounded spurs and deep coombes.*
- *Panoramic long distance views to and from the ridge/escarpment, particularly of the surrounding coastal landscape.*
- *Large, straight sided arable fields (late c18th/early c 19th enclosures) on escarpment top, with post and wire fencing retaining the openness of the character.*
- *Prehistoric barrows, prominent hilltop forts and extensive prehistoric field patterns.*
- *The steep slopes, with some spars hedgerows, are covered in areas of rough unimproved calcareous downland turf and patches of scrub. These are subject to extensive soil creep.*
- *Patchwork of small scale grassland fields and occasional hanging ancient oak, ash, hazel woodlands on lower slopes.*
- *Ancient sunken winding lanes with open character towards the top.*

South Dorset Ridge and Vale

- *Smooth ridgetops, where the character is open and there are stunning views towards the Fleet and coast. Small limestone ridges with rocky outcrops running east to west.*
- *Continuous patchwork of planned enclosures becoming larger and open at higher elevations. Remnant patches of acid grassland are found along the ridgetops. Mixed boundaries of stone walls and hedges and occasional hedgerow trees.*
- *Stunted and clipped hedgerows towards the coast due to exposure to the elements and intensive agricultural management regimes.*
- *Tall and bushy hedgerows towards the settlement edge of Weymouth and Chickereil due to less intensive management regimes associated with urban fringe uses such as hobby farming and horse/pony paddocks.*

- *Along the vale floor and ridge slopes, small broadleaved woodlands of oak and ash and occasional hazel coppice add texture and diversity to the landscape.*
- *Patches of exposed, rough coastal grazing marsh with scrub at Abbotsbury.*
- *The cultural value of the landscape becomes more apparent towards Abbotsbury with medieval field patterns, strip lynchets and gardens. Roads have an open, rural character with characteristic features such as fingerposts.*

Osmington Ridge and Vale

- *Continuous patchwork of complex regular fields becoming larger towards the ridge tops. Remnant patches of acid grassland found along the ridge tops. Mixed boundaries include stone walls and hedges with occasional hedgerow trees.*
- *Stunted and clipped hedgerows towards the coast due to exposure to the elements and intensive agricultural management regimes.*
- *Tall and bushy hedgerows towards the settlement edge of Weymouth and Chickereil due to less intensive management regimes associated with urban fringe uses such as hobby farming and horse/pony paddocks.*
- *Sweeping views towards smooth ridge tops, Portland and the coast, where the character is open.*
- *Occasional barrows.*
- *Along the shallower slopes and settled vale floors, larger fields of arable use are enclosed by clipped hedgerows and ribbons of hedgerow trees. Small broadleaved woodland of oak and hazel coppice.*
- *Deep valleys of rough pasture, blocks of organic shaped woodland of oak and hazel and patches of scrub provide an intimate feel (particularly around Osmington).*

Chaldon Downs

- *The area has a textured appearance due to agricultural patterns of arable cultivation on gentle slopes, some grazing on the deeper valley sides and largely arable on the valley floors.*
- *Large-scale landform of broad rolling hills incised by small river valleys with occasional linear tree belts wet grassland around the springs.*
- *Large open skylines and distant panoramic views.*
- *Large straight sided fields (late c18th/early c19th enclosures) with hazel hedgerows. Post and wire boundary fencing used on the higher ground. Field boundaries and*

footpaths often reflect the tracks, droves and hollow ways that took the livestock to and from the downs possibly in prehistoric times.

- *Numerous prehistoric barrows on higher ground and extensive medieval field systems.*
- *Occasional old hazel coppice stands and small broadleaved woodlands on gentle slopes, remnant chalk grasslands and important habitats on steeper slopes..*
- *Secluded, intimate and tranquil character within the valleys.*

South Dorset Downs

- *The area is dominated by broad, open rolling uplands, with gentle convex slopes and small broad valleys giving way to large open views and skylines.*
- *Large straight sided arable and grassland fields (late c18th/early c19th enclosures) with hazel hedgerows, with post and wire on higher ground.*
- *Extensive scattering of prehistoric monuments on higher ground.*
- *Network of stone walls towards the South Dorset Escarpment.*
- *Valley slopes with patches of semi-natural chalk grassland, old hazel coppice stands and occasional small broadleaved woodlands.*
- *Remnant winding chalk winterbourne with floodplain supporting occasional water meadows, wet woodlands, water cress beds and rough damp meadows.*
- *Straight rural lanes have an open character and characteristic fingerposts and furniture.*

Local Landscape Character Assessment – Weymouth and Portland Borough

- 3.14 There is a landscape character assessment for Weymouth and Portland Borough within *Issues Paper 5: Landscape of the Core Strategy*. Areas within the Borough lie within the ZTV for the proposed scheme. There is an overlap between the West Dorset landscape character areas and this assessment. The character areas have indistinct boundaries and it is unclear whether or not they fall within the ZTV.
- 3.15 Although outside the Borough, the Weymouth and Portland landscape assessment is identified as lying within the Bincombe Vale character area, and adjacent to the Preston Brook character area. Key characteristics are not given for the character areas within the Borough. Therefore, these areas have been characterised as follows:

Bincombe Vale

3.16 Key characteristics are as follow:

- Broad vale
- Gently sloping ground
- Mix of arable and pasture farmland
- Many of field boundaries are wire fences
- Obvious farm buildings
- Extensive views

3.17 It notes that visually the western part of the vale appears closed. The area is noted as giving the eastern part of Littlemoor a strong countryside setting. The A354 relief road will create greater separation between Littlemoor and the vale.

Preston Brook

3.18 The key characteristics are as follow:

- roadside watercourse following the narrow gap of the Coombe Valley
- detached dwellings and large gardens
- hedged boundaries and good tree cover
- mainly post-war properties, with few pre and inter-war
- terraces, bungalows and terraces on Southdown break the skyline in places

3.19 The assessment notes the development of apartment blocks along main roads which break the skyline, as well as bungalows that also form the skyline in places where they have been built on higher land.

Dorset Area of Outstanding Natural Beauty

3.20 The landscape of the Dorset AONB comprises a collection of diverse landscapes of outstanding scenic beauty. The designation extends eastwards from Lyme Regis to Blandford Forum and Poole, incorporating large areas of coastline between, but excluding Weymouth and the Isle of Portland. The AONB includes some of Britain's finest coasts, notable for its exposed geological formations and distinctive coastal scenery. The upland chalk landscape extends through the heart of the AONB influencing the landforms of plateaus, valleys and escarpment. The proposal site lies within the South Dorset Ridge and Vale character area landscape type, at the base of the Chalk Ridge/Escarpment character area. The character

area is defined in the 'Dorset Area of Outstanding Natural Beauty, A Framework for the Future, AONB Management Plan 2009-2014' below;

'The Ridge and Vale landscape type covers two character areas to the east and west of Weymouth. Backed by the South Dorset Escarpment, these types are characterised by low lying limestone ridges running east to west, with undulating clay vales of mixed farming and nucleated villages'.

- 3.21 The condition is defined as 'moderate stable' and the management summary states 'There is a need to re-create and improve the urban fringe landscapes with new woodland planting, greenspace provision and reduce the impact of urban fringe and visitor based land uses'.

Dorset Area of Outstanding Natural Beauty – Landscape Assessment

- 3.22 The landscape character of the Dorset AONB is described in *The Dorset Downs, Heaths and Coasts Landscape: An assessment of the Dorset Area of Outstanding Natural Beauty* (1993).
- 3.23 The assessment notes that AONBs are designated for their 'outstanding natural beauty', which is derived from a combination of factors, including flora, fauna and geological and physiological features (Wildlife and Countryside Act 1981). Outstanding "natural beauty cannot be defined by visual appearance alone, but needs to include landform, vegetation, man-made features aesthetics, and historic and cultural associations. The rarity and representativeness of a landscape relative to those in other areas of the country is also of importance, as is its unique 'sense of place', its accessibility and the public perception of it" (Countryside Commission, *Landscape assessment: A Countryside Commission approach*, CCD 18 (1987)).

South Dorset Lowlands

- 3.24 The development site lies within the 'South Dorset Lowlands – Weymouth Lowlands' landscape character area as identified in the AONB landscape assessment.
- 3.25 The Weymouth lowlands are described as being "divided evenly into a series of long, smooth hogs-back ridges, separated by broad clay vales. These landforms are dwarfed by the chalk escarpment to the north but, from within the valleys, they loom large, preventing views to the sea. Large fields with straight hedgerows forma broad patchwork that extends right over the ridges, so the landscape seems continuous and their height diminished. The field patchwork breaks down at the foot of the escarpment where steep slopes, with open grassland and stunted gorse bushes, contrast abruptly with the agricultural landscape below. Arable fields predominate on the shallow slopes and the landscape has an open, spacious character with few abrupt edges."

Chalk Escarpment

- 3.26 The proposed development site lies adjacent to the 'Chalk Escarpment' landscape type as identified in in the landscape assessment of the AONB.
- 3.27 The south chalk escarpment is described as having *"a more consistent character than those to the north and west and there is a powerful relationship between the exposed chalklands and the sea. The skeletal landform is revealed as the rugged slopes are clothed only by rough grass and patches of scrub, with an intermittent network of straggling hedgerows."*

Dorset and East Devon Coast World Heritage Site

- 3.28 Much of the coastline within East Devon and Dorset is designated as a World Heritage Site. This coastline represents a unique range of exposed geomorphological features in an area of high scenic quality. The ZTV of the proposals coincides with the West Dorset Heritage Coast at the northern end of the Isle of Portland and the Purbeck Heritage Coast near Osmington, however the site lies outside of this designation.

Cultural Associations

- 3.29 Probably the most significant literary figure with an affinity with the Dorset landscape is Thomas Hardy. The author used the county of Dorset as a setting for many novels, stories and poems in the 19th century. His descriptions of rural life and its close association with the natural world are vividly realised in his work. The writer, Daniel Defoe, made a tour of the Dorset chalklands in the 19th century, describing the influence of encroaching farming on the wild landscape. Also in the 19th century John Constable spent his honeymoon at Osmington and painted a view of Weymouth Bay. The painting depicts the character of the coastal landscape which lies within the study area. The stone quarries on the Isle of Portland have provided the material, and the landscape of Dorset the inspiration, for many sculptors in the 20th century including Elizabeth Frink, Mary Spencer Watson and Antony Caro.

Site Description

- 3.30 The site comprises a predominantly arable landscape on the northern edge of Weymouth at Littlemoor. The southern boundary is not defined in the landscape lying parallel to Littlemoor Road and the corridor for the Relief Road proposals, with predominantly residential development south of this. The remaining site boundaries are defined by hedgerows within the open agricultural landscape, which rises up the chalk escarpment to the north.
- 3.31 Fields within the site are generally medium to large in scale and irregular in form. Field boundaries are mostly defined by low managed hedgerows with some relatively small hedgerow trees. A farmstead comprising farmhouse and a collection of outbuildings sits within the north eastern boundary. A small field in the south east corner adjoining Littlemoor Road

comprises rough grassland, scrub and remnants of hard standing from a previous commercial use.

- 3.32 The 400kV overhead power lines cross through the north-west part of the site, on their way to the substation to the east of Chickerell.
- 3.33 The future baseline context of the site will include the new relief road, which will pass to the south of the site, forming its southern boundary.
- 3.34 The landscape quality of the site and its immediate surroundings is not intact as many of its features, copses and hedgerows are not in good condition. The scenic quality of the site is not outstanding. The site and its surrounding landscape is not wild and is not noted as having any rare flora or fauna and so the conservation interest of the site is not exceptional. The site and surrounding area does not contain any rare landscape elements or features. The site is neither a rare nor, a representative landscape type. It does not have any specific cultural associations.

4 Existing Visual Resources

Views, Visual Receptors and Viewpoints

Zone of Theoretical Visibility (ZTV)

- 4.1 Areas from where views of the proposals would be theoretically possible were determined by means of the ZTV analysis (See Figure 5). Selected visual receptors located within the ZTV and likely to experience visual change were identified through field work, and their sensitivity established in accordance with best practice guidance.
- 4.2 The extent of the ZTV (and study area) is a 15km radius from the closest boundary of the site. Although the proposals would theoretically be visible over greater distances in periods of very good visibility, it was considered unnecessary to extend the study further because at 15km the change would be negligible.
- 4.3 The 15km radius ZTV of the proposed development is based on terrain / landform only and does not take into account the screening effect of buildings, structures and vegetation. It therefore represents a worst-case visibility scenario. For the purposes of this assessment the extent of the ZTV is assumed to be broadly the same for the construction phase as with the operational phase.

View Ranges

- 4.4 Experience from recent projects and planning appeals in the UK indicates a development such as this, without mitigation, would be perceived as a 'prominent' feature in the landscape at 0-3km and 'present' in the landscape at 3-10km, with the degree of 'presence' diminishing with distance. Beyond 10km the presence of the development would gradually reduce as it is perceived only as a colour change in the landscape at large. For the purposes of this assessment, views have been classified according to three distance 'ranges' as follows:

Table 1: View Ranges

Range	Distance threshold	Reasoning
Close	Less than 3 km	At close range the proposals would appear as 'prominent' features and visual receptors would tend to experience high to medium / low magnitude of change when compared with existing views
Medium	Between 3km and 10 km	In medium range views the proposals would appear as 'present' features and visual receptors would tend to experience medium / low to negligible/ low magnitude of change compared to the existing situation
Long	More than 10 km	In long range views the proposals would read as part of the landscape and visual receptors would tend to experience a low to negligible or lower magnitude of change compared to the existing situation

Visualisation

- 4.5 An indication of the location of the development site has been indicated on Figures 13 to 23.
- 4.6 The photographs were taken in favourable conditions and in clear visibility.

Table 2: Description of views from the selected viewpoints

Viewpoint	Grid Reference	Location and distance to site	Description
1	368338, 84825	Location: View south from Middle Farm Bincombe Distance from site: 0.86km	This viewpoint lies adjacent to the South West Coast Path. The view over the site is one of pasture in the foreground, which gives way to arable fields on the lower lying slopes adjacent to the route of the bypass. The 400kV overhead line is seen crossing this landscape from the north-west. Beyond the road lie the built-up areas of Littlemoor and Weymouth. Portland is seen in the distance as are wide views of the sea.
2	368331, 84290	Location: View south from Icen Lane, south of Bincombe Distance from site: 0.33km	Icen Lane, south of Bincombe has intermittent vegetation along it. This viewpoint is from a stretch of the lane without vegetation adjacent to the arable land that is common on the lower lying land. The 400kV line is seen crossing the landscape from the north-west. Views to the sea are blocked by the intervening high land. Littlemoor lies on the north facing slopes of this ridge that runs from north-west to south-east.
3	368110, 83919	Location: View south from junction of Icen Lane and closed bridleway Distance from site: 0.00km	This viewpoint is located on Icen Lane, at a point that is slightly lower than part of the arable field to the south. The 400kV line traverses this field directly between the viewpoint and the new bypass. The buildings at Bincombe Marsh Dairy are seen to the fore of the urban development at Littlemoor. Copses on the ridge of highland to the south of Littlemoor are seen on the skyline.
4	367675, 83830	Location: View	The bridleway that runs from this viewpoint has

Viewpoint	Grid Reference	Location and distance to site	Description
		south-east from Icen Lane adjacent to Icen Farm Distance from site: 0.02km	been closed due to the construction of the bypass. Currently the site for the road is fenced off and views to the south are of this large construction site. The 400kV line crosses this land and the urban area of Littlemoor is seen to the south. Small copses can be seen on higher land beyond Littlemoor.
5	367945, 83333	Location: View north-east from car park adjacent to Littlemoor shops Distance from site: 0.02km	To the south of the Littlemoor Road lies a small group of shops. To the north of the road lies a construction site for the new bypass, and beyond that, arable fields. The 400kV line crosses the arable fields from south-west to north-east, where it crosses the downs. Views north are contained by the high land of the downs, which rise up from the lower lying arable land.
6	367940, 82804	Location: View north from play area south of Littlemoor Distance from site: 0.5km	To the south of Littlemoor is a ridge of higher land that runs north-west to south-east. The highest land on this ridge is open land. A reservoir and a skate park are situated here. On the north-facing slopes, beyond the open land, lies the built-up area of Littlemoor. Arable land can be seen over the roof tops of the houses, containing the buildings of Bincombe Marsh Dairy. The downs rise up beyond the lower arable land, partly enclosing it. The cutting of the new road can be seen in the distance.
7	369902, 82063	Location: View north-west from Jordan Hill, Roman temple, east of Overcombe Distance from site: 1.45km	A small Roman temple is situated on Jordan Hill. From the monument itself views north-west are contained to a large extent by topography and tall hedgerows. The urban area of Preston lies in between the viewpoint location and the downs to the north. The low-lying arable land is glimpsed over the hedgerows. The higher areas of the downs form the skyline to the north and north-west. The village of Sutton Poyntz follows minor roads that run north up the valleys.
8	369817, 82222	Location: View north-west from Jordan Hill, east of Overcombe Distance from site: 1.29	A footpath runs from the temple north into an open meadow. The views from this footpath are more expansive than those at the temple. The land drops away and there are less hedgerows. More of Preston is visible, as well as Littlemoor. To the south of Littlemoor the ridge of higher open land can be seen
9	369002, 73879	Location: View north from Verne Common Road, Portland Distance from site: 9.1km	The viewpoint is located at the junction of the road with a public footpath immediately to the north of the prison. In the fore to mid ground the roof tops of the houses within Fortuneswell are visible. The new buildings and development at Osprey Quay are visible beyond this. Portland Harbour, enclosed by breakwater, is seen to the east of Chesil Beach. The urban area of Weymouth is seen beyond the harbour. The downs enclose the lower lying land and form the skyline. The

Viewpoint	Grid Reference	Location and distance to site	Description
			chalk cutting for the new road is seen in the distance.
10	368340, 72576	Location: View north from Tout Quarry sculpture park, Portland Distance from site: 10.41km	There are many different paths and potential viewpoints at Tout Quarry. The Portland Coast Path skirts the edge of the park. The immediate surroundings of the park are the remaining large blocks of Portland stone, some carved, the main views are to the west, over the sea. From certain parts of the park views over Fortuneswell are possible. Chesil Beach and Portland Harbour lie in the mid ground, with Weymouth beyond. The downs form the skyline and the chalk cutting of the new road is visible.
11	366092, 77972	Location: View north-north-east from Lane House Rocks Road, Weymouth Distance from site: 5.63km	The viewpoint location is within Wyke Regis, part of the built-up area of Weymouth. This area of open land lies on the slopes of a ridge that overlooks the central part of Weymouth. The downs form the backdrop to the town. The route of the new bypass is marked by the cutting through the chalk downland.
12	362767, 80885	Location: View north-west from Fleet Road and bridleway, Fleet Distance from site: 5.66km	This viewpoint lies to the east of West Fleet Farm at the junction of three lanes. This lane is also part of the bridleway network. This is a glimpsed view through a field entrance, other than this views are limited by vegetation in this location. The downs form the backdrop to the view. The route of the new bypass is marked by the cutting through the chalk downland.
13	363945, 82967	Location: View east from Nottingham Lane, west of Buckland Ripers Distance from site: 3.85km	The views from this lane are restricted due to the vegetation to the north of the road, and along field boundaries. The downs block views to the north. The lower lying land is a mix of arable and pasture. The 400kV line crosses the landscape at the location of the viewpoint. The route of the new bypass is marked by the cutting through the chalk downland.
14	361327, 87595	Location: View south-east from Hardy Monument Distance from site: 7.4km	The Hardy Monument lies at 239m AOD. The views from the monument are panoramic. Views south-south-west are of Weymouth and Portland and the sea. Areas of open downland are seen on the higher land, with arable and pasture on the lower-lying land and lower slopes. Weymouth is distinguishable from this distance only by the colour of roofs.
15	358871, 86263	Location: View east-south-east from Bishop's Road, west of Portesham Distance from site: 9.16km	This view is from a minor road on the edge of a small valley. Downland forms the foreground, with Portesham seen in the mid-ground, surrounded by arable and pasture. Portland is visible in the distance, with Weymouth (distinguishable only by the colour of the buildings, visible to the north. Chesil Beach is visible with the sea beyond.
16	356446, 86169	Location: View east-south-east from South West Coast	The South West Coast Path (National Trail) runs east west along the downland to the north of Weymouth. The views towards Weymouth

Viewpoint	Grid Reference	Location and distance to site	Description
		Path, north of Abbotsbury Distance from site: 11.49km	vary along its length, due to the topography and vegetation. In the fore ground is downland, with the village of Abbotsbury located at the foot of the steepest part of the slope. Fields, hedgerows and copses can be seen on the lower-lying land to the south. Chesil Beach sweeps the eye to Portland in the distance. A large proportion of the view is taken up by the sea.
17	366173, 86589	Location: View south-east from South West Coast Path, north of Upwey Distance to site: 3.16km	This location is also located on the South West Coast Path, to the north of Weymouth. Many views along this stretch of the path are restricted due to the topography, the tumuli and the vegetation along the path. For the most part the low-lying land between the downland and Weymouth is screened from view. Weymouth itself is discernible by the roofs of the buildings. In the distance Portland and the sea are visible.
18	364084, 85506	Location: View south-east from Jubilee Trail, Friar Waddon Hill Distance to site: 3.99km	The viewpoint location is situated on the Jubilee Trail, that runs to the south of the South West Coast Path, on another ridge of the downs. This section of the trail is pasture, and this generally lower-lying land is predominantly pasture and arable. Views of the low-lying land to the south open up along the trail. The northern and western parts of Weymouth can be seen, as can Portland and the sea in the distance.
19	X 368002 Y 85676	Location: View south from South West Coast Path, north of Bincombe Distance to site: 1.74km	This viewpoint is from the South West Coast Path adjacent to a currently closed road close to Bincombe Barn. The path crosses pasture land and passes close to several tumuli on this stretch. The lower-lying land north of Weymouth is seen in the mid ground, with Weymouth in the middle distance. Distant views to Portland and the sea are possible.
20	X 368120 Y 83253	Location: View north from Littlemoor Road, Littlemoor Distance to site: 0.03km	This viewpoint is from the Littlemoor Road adjacent to the alignment of the new bypass. The low-lying arable land in the fore ground and middle distance gives way to the pasture and rough grazing on the steeper slopes of the downs in the middle and far distance.

5 Landscape Strategy

Introduction

- 5.1 This section identifies the management recommendations for the published landscape character areas. It then outlines a landscape strategy for the development site.

Landscape Character Areas – Management Opportunities

- 5.2 The various landscape assessments have a series of management opportunities for enhancing the landscape character. These are set out below.

National Character Areas

- 5.3 The national strategic proposals are set out under the section ‘Shaping the Future’. The points of relevance are:

Weymouth Lowlands

- *“Isolated woodlands over the remainder of the area would benefit from active management. Further woodland planting would be appropriate on the fringes of Weymouth to break up the dominance of the urban edge.”*
- *Hedgerows require management and a replacement generation of hedgerow trees is important. Copse planting near villages would break up prominent views.*
- *The effects of intensive farming on the ancient field patterns and areas of unimproved limestone grassland should be considered.”*

County Character Areas

- 5.4 The Dorset landscape assessment proposes the following opportunities that are of relevance:

Weymouth Lowlands

- *“Isolated, existing woodlands over the remainder of the area [including the site area] should also be conserved. Further woodland planting should be concentrated on the fringes of Weymouth to diffuse views of the urban area.*
- *Existing hedgerows should be conserved, hedgerow trees encouraged and copses planted towards the fringes of villages.”*

Southern Chalk Escarpment

- *“...The steep slopes of the escarpments have the most extensive remaining chalk grassland sites in Dorset, and these should be protected from scrub encroachment,*

erosion and woodland planting. An active management programme of traditional grazing and strategic scrub clearance could maintain and extend the existing, fragmented chalk grassland sites and potentially link them to create dramatic, open and ecologically rich escarpment landscapes.

- *Existing hedgerows should be conserved. Those on steep slopes of the escarpment often represent ancient boundaries, since the steep landform has discouraged their removal for arable farming. These ancient hedgerows are particularly valuable and should be sensitively incorporated into any future woodland planting to maintain a high biological diversity of species and to preserve the evidence of historic landscape patterns.*
- *The particular pattern formed by the combination of woodland, fields and hedgerows on any part of the escarpment is unique, and emphasis should be placed on maintaining, and in places enhancing this strong spatial diversity.” ... “The southern escarpment of the chalk has a more consistent, open character. Here the control of insensitive development, and intrusive features such as pylon lines, is particularly important to maintain and enhance the dramatic cliff-like landforms.”*

Dorset Downs and Cranborne Chase

- *“...Subject to economic feasibility and grant regimes there is potential for the conversion of arable fields to chalk grassland.” ... “[There is] an important opportunity to restore the historic open, rolling grasslands for which the chalklands have traditionally been known. Ideally, the new downland landscapes should create unified and large-scale chalkland scenery, rather than small-scale patchworks.*
- *Hedgerows and hedgerow trees are locally important. Replacement trees should not disrupt important vistas and areas of distinctive sweeping landform.”*

Dorset AONB Vision for the Future

5.5 The landscape assessment notes that while some change can pose a threat to the beauty of the AONB *“Change also offers opportunities for the conservation and enhancement of the AONB, providing it is guided with this aim in mind.”* The guidance notes that:

- Conservation of those features that contribute to the character of the AONB should be promoted.
- Major development proposals that detract from the special character of the AONB should be discouraged.
- Grants and incentives should be targeted at those areas and features that are important in maintaining the special character of the AONB.

Landscape Strategy for the Development Site

- 5.6 The landscape strategy is illustrated on Figure 24 of this report. The scheme would be located on an existing urban edge, extending into the landscape at the base of a chalk ridge. The development location provides the opportunity to create a more sympathetic interface with the rural landscape of the Dorset AONB and to provide greater diversity in terms of landscape features and habitats. Native tree and shrub planting would form areas of dense scrub and woodland vegetation around the perimeter of the site where it adjoins the rural landscape to create a framework for the development. The large curving expanses of the planting would reflect the curving forms of the local topography, providing a setting for the wider rural landscape and a backdrop to development in views looking out. This landscape framework would add greater visual diversity to the new settlement edge and also soften the appearance of urban development in views back from the AONB.
- 5.7 The proposed scrub mix would comprise a large percentage of hawthorn and blackthorn. The woodland mix would combine climax tree species of oak and ash with an under-storey of whitebeam, field maple and cherry and a shrub layer of hazel and holly. Planting would be arranged in belts and copses, providing interlocking layers of vegetation extending up the sloping valley side and reflecting trees on the chalk escarpment and ridge to the north. Hedgerow tree planting would also be incorporated into field boundaries which extend into the landscape from the site boundary, enhancing these landscape elements by adding diversity of form to the AONB.
- 5.8 The perimeter framework would also incorporate areas of informal open space with grassland, earth shaping and balancing ponds. Grassland seed mixes would be suitable for the calcareous soil conditions.
- 5.9 Wildlife corridors would provide green links through the development connecting the farmland to the heart of the townscape and drawing on influences from the wider Dorset landscape. The corridors would be established on the alignment of existing hedgerows and field margins. Main roads through the development would be lined with avenue trees to create a more formal landscape treatment and to link play spaces.
- 5.10 A large area of sports pitches framed by woodland belts and copses would be located in the northern part of the development site. This large area of formal open space would provide an extensive buffer with the landscape beyond. A balancing pond would be established on the western edge of the scheme adjoining the relief road. The sinuous grass contours would be sculpted into the rising landform beneath the overhead power lines and surrounded by woodland belts and copses.
- 5.11 Traditional and locally typical materials would be used for fence and gate details, walls and footpath surfacing.

- 5.12 Offsite planting would include the creation of small copses linked by re-established, and reinforced hedgerows with hedgerow trees. The hedgerows on the higher slopes will remain more sparsely planted to emphasise the steepness of the escarpment and maintain the diversity in this landscape.
- 5.13 Advance planting offsite and some areas onsite (where possible) would help establish a framework of vegetation that would begin to help mitigate the visual effects of the development and establish / reinforce habitats lost due to modern farming methods.

6 Assessment Methodology

Baseline Effects

- 6.1 The baseline for EIA purposes is taken as being the existing situation at submission of this report.
- 6.2 The significance of effects has been assessed as if the relief road has been constructed.

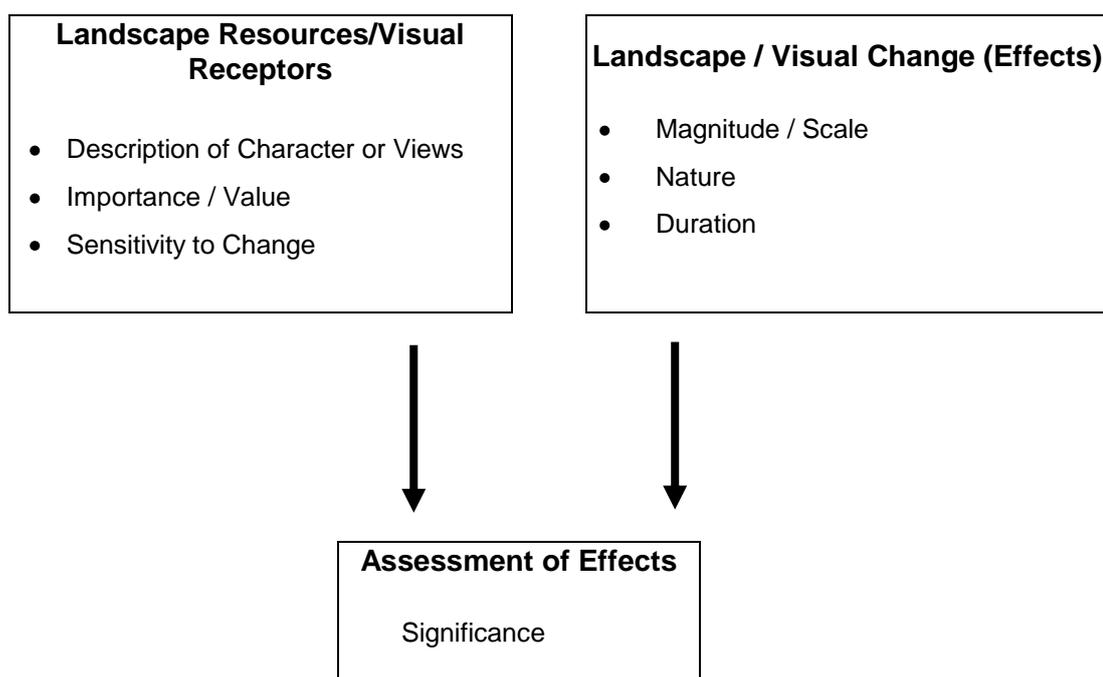
Nature and Scope of Effects

- 6.3 The landscape and visual resource of an area can be affected both directly and indirectly. Visual effects are always direct because when an object is not in view by implication there can be no impact. Landscape effects on the other hand can be either direct or indirect. Change that affects onsite physical features (e.g. vegetation, buildings and landform), or the character area / type in which the site is located, is a direct landscape effect, whereas an effect on the character of the surrounding landscape character areas / type is indirect. It is generally assumed that indirect effects would be intrinsically less significant than direct ones. However, this is not necessarily the case and is dependant on the nature of the proposal and the landscape in which it is situated. The effect on the setting of a particular designated site or object is not considered within this report.
- 6.4 In general the scope of landscape and visual effect is:
- a) Direct effects on the landscape fabric and character of the site, and on views and visual amenity; and,
 - b) Indirect effects on the surrounding landscape character.

Assessment Criteria and Significance of Effects

- 6.5 The effects on the landscape resources or visual receptor are assessed by considering the proposed change against the type of resource or receptor. See Diagram 1 below:

Diagram 1: Assessment Methodology Summary



6.6 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement. Magnitude of change and receptor sensitivity are expressed on a scale of low, medium and high.

Magnitude of Change

6.7 The magnitude of change of a particular proposal depends on:

- Nature of proposed development and perceived change
- Scale of proposed change
- Duration of change
- Reversibility

6.8 Examples of magnitude of change are set out in Tables 3 and 4 below:

Table 3: Magnitude of Change – The Landscape Resource

Magnitude of Effect	Example
High	Total loss of/very substantial loss of key elements/features/patterns of the baseline i.e. pre development landscape and/or introduction of totally uncharacteristic elements with the attributes of the receiving landscape.

Magnitude of Effect	Example
Medium	Partial loss of/moderate alteration to one or more key/elements/features/patterns of the baseline i.e. pre development landscape and/or introduction of elements that may be prominent but may not necessarily be substantially uncharacteristic with the attributes of the receiving landscape.
Low	Minor loss of/alteration to one or more key elements/features/patterns of the baseline i.e. pre development landscape and/or introduction of elements that may not be uncharacteristic with the surrounding landscape.
Negligible	Very minor loss of/alteration to one or more key elements/features/patterns of the baseline i.e. pre development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape approximating the 'no-change' situation.

Table 4: Magnitude of Change - Visual Receptors

Magnitude of Effect	Example
High	Complete or very substantial change in view: change very prominent involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, i.e. development, view through removal of key elements or addition of uncharacteristic elements,
Medium	Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline i.e. pre development view through the introduction of new elements or removal of existing elements. Change may be prominent but will not substantially alter scale and character of the surroundings and the wider setting. Composition of the views will alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visual discordant.
Low	Minor change in baseline i.e. pre development view – change will be distinguishable from the surroundings whilst composition and character will be similar to the pre change circumstances.
Negligible	Very slight change in baseline i.e. pre development view – change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.

6.9 To assist in more detailed analysis of magnitude, intermediate definitions have been included in the significance matrix. Intermediate definitions would include a variety of change – types from both definitions listed.

Sensitivity

6.10 The sensitivity of landscape resources and visual receptors is dependant on a range of factors and is classified on a three point scale (low, medium, high) as set out in tables 5 and 6 below.

However, this table can only illustrate general categories, as sensitivity is project specific, that is, how sensitive the resource or receptor is to the particular development proposed.

Table 5: Resource Sensitivity

Landscape Resource Sensitivity		
Resource	Rationale	Sensitivity
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; presence of landscape detractors.	High tolerance to change	Low
Locally designated / valued countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Medium tolerance to change	Medium
Nationally designated / valued countryside and landscape features; strong / distinctive landscape character; absence of landscape detractors.	Low tolerance to change	High

Table 6: Receptor Sensitivity

Visual Receptor Sensitivity		
Receptor	Rationale	Sensitivity
Views from work places, main roads and undesignated countryside / landscape features	Observers in vehicles or people involved in daily activities are less sensitive to visual change	Low
Views from local roads and routes crossing designated countryside / landscape features and 'access land'	Observers enjoying the countryside from vehicles on quiet routes are moderately sensitive to visual change	Medium
Views from residential property, public rights of way and nationally designated countryside / landscape features with public access	Observers enjoying the countryside from their homes or pursuing quiet outdoor recreation are more sensitive to visual change	High

Significance

- 6.11 The purpose of an EIA is to determine, the likely significant environmental effects of a project. It is accepted that, due to the nature of the development, it would potentially give rise to some significant visual and landscape effects. However, it should be stressed that, not all landscape and visual effects arising would be significant in EIA terms. Furthermore, a significant effect would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects are transparently assessed and understood in order that the determining authority can bring a balanced, well-informed judgement to bear when

making the planning decision. This judgement should be based on weighing up the need for a development against the anticipated effects, both positive and negative.

6.12 The significance of effects on landscape, views and visual amenity are evaluated according to a five-point scale: Major, Moderate, Minor, Negligible or None. A description of the significance criteria is provided in Table 7 below.

Table 7 Landscape and Visual Effects: Significance Criteria

Significance of Effects	Landscape Resource	Visual Resource / Amenity
Major	Where the proposed changes would be uncharacteristic and/or would significantly alter a valued aspect of (or a high quality) landscape	Where the proposed changes would be uncharacteristic and/or would significantly alter a valued view or a view of high scenic quality
Moderate	Where proposed changes would be noticeably out of scale or at odds with the character of an area	Where proposed changes to views would be noticeably out of scale or at odds with the existing view
Minor	Where proposed changes would be at slight variance with the character of an area	Where proposed changes to views, although discernible, would only be at slight variance with the existing view
Negligible	Where proposed changes would have an indiscernible effect on the character of an area	Where proposed changes would have a barely noticeable effect on views / visual amenity
None	Where proposals would be in keeping with the landscape character of the area and/or would maintain landscape quality, or where the benefits of proposed mitigation would balance adverse impacts	Where proposals would retain existing views, or where on balance the proposed mitigation would maintain the quality of views (i.e. adverse impacts are balanced by beneficial effects).

6.13 For the purposes of this assessment those effects indicated as being of 'Moderate / Major', 'Major / Moderate' and 'Major' significance, as shaded in Table 8 Significance Matrix below, are regarded as significant in EIA terms. Effects of 'Moderate' and lesser significance have been identified in the assessment, but are not considered significant in terms of the EIA Regulations 19991. Temporary changes, i.e. those during construction and decommissioning, may have higher ratings than the 'significance of effects' assessment would suggest. This is due to their temporary nature.

Table 8: Significance Matrix

Magnitude	Sensitivity		
	<i>High</i>	<i>Medium</i>	<i>Low</i>
<i>High</i>	Major	Major/Moderate	Moderate/Major
<i>Medium to High</i>	Major/Moderate	Moderate/Major	Moderate
<i>Medium</i>	Moderate/Major	Moderate	Moderate/Minor
<i>Low to Medium</i>	Moderate	Moderate/Minor	Minor/Moderate
<i>Low</i>	Moderate/Minor	Minor/Moderate	Minor
<i>Negligible to Low</i>	Minor/Moderate	Minor	Negligible/Minor
<i>Negligible</i>	Minor	Negligible/Minor	Negligible
<i>None to Negligible</i>	Negligible/Minor	Negligible	None/Negligible

- 6.14 The Guidelines for Landscape and Visual Impact Assessment (2002) (GLVIA) states “the relationship between the two axes [sensitivity and magnitude] is not linear. The axes [in the matrix] are also likely to have different weightings, as the nature and scale of effects are largely derived from objective data, while the sensitivity and value of a landscape resource is largely derived from subjective judgements” (GLVIA para. 7.47).
- 6.15 Significance can vary depending on individual circumstances and the baseline situation, for example the presence of landscape designations and / or visual detractors. This is particularly true of the effects on landscape resources for instance in assessing whether (or not) a proposed development would (a) give rise to a new landscape character type in its own right where the proposed development would be the defining landscape characteristic and / or (b) give rise to a new landscape sub-type in which the proposed development would be a major contributory element in defining character. In the first case the resulting effect would normally be significant. In the second case the assessor must use professional judgement to determine if the effect is significant or not.

¹ HMSO, *The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999*

7 Assessment of Effects on Landscape Character

Introduction

- 7.1 The site lies within a nationally designated landscape. All assessment of significance of effects is made in this context. However all designated landscapes vary in quality to some degree. The site is clearly part of the lowland landscape containing the urban areas of Weymouth and Portland, which have an influence over the site, due to the hard urban edge, that stops abruptly at the Littlemoor Road. The County landscape assessment notes that the site has few trees, pylons and an urban fringe character. The assessment describes the site as being a busy disordered landscape (paragraph 3.10 of this report).
- 7.2 The Natural England map of the AONB includes areas that are urban / suburban in character, such as: The modern residential area between Littlemoor Road and Icen Lane, to the north-west of the site; the recently built garden centre and College, north of the Littlemoor Road to the east of the site; and, all the housing at Preston, north of the A353 (age undetermined) see Figure 25. The later (2005 and 2006) local plan maps of the AONB show the Icen Lane development within the AONB, but a boundary change to take out the garden centre and college, as well as some of the development to the north of Preston.

Character Areas Assessed

- 7.3 Due to the number of character assessments undertaken at different levels for the site, the assessment of significance of effects, within Tables 9 and 10 below, has addressed the most detailed landscape character assessments available, those undertaken at a district / borough level.
- 7.4 Where the Weymouth and Portland character assessment extends into West Dorset, the West Dorset landscape character assessment has been used. As the Weymouth and Portland assessment is subdivided into many character areas, those areas that do not contain the site, or not adjacent to the site, have been assessed as landscape character types.

Summary

- 7.5 The most affected landscape character areas are those within which the development is situated and those adjacent areas.

Table 9: Construction Phase Landscape Character Effects

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape / Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects (There will be no night-time working)	Magnitude of Proposed Change	Nature / Duration of Proposed Change	Daytime	Night time
West Dorset District								
Osmington Ridge and Vale The CA is split into two separate areas. The eastern lies adjacent to the coast. The western part is inland and lies immediately to the north of the urban area of Weymouth.	East: Very Good West: Moderate	East: International - Purbeck Heritage Coast World Heritage Site. National - Dorset AONB. West: National – Dorset AONB.	East: High West: High	East: Potentially views of the cranes required during the construction process, from parts of the character area. West: Construction site and machinery on arable fields.	East: Negligible Indirect effect West: High Direct Effect	Temporary Adverse	East: Negligible West: Major	East: Negligible / Minor West: Negligible / Minor
South Dorset Escarpment	Very Good	National - Dorset AONB	High	Views of construction activities, from parts of the character area.	Medium Indirect Effect	Temporary Adverse	Major / Moderate	Negligible / Minor
South Dorset Ridge and Vale	Good	International - West Dorset Heritage Coast World Heritage Site. National - Dorset AONB	High	Potential views of the cranes required during the construction process, from parts of the character area.	Negligible Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
Chaldon Downs	Very Good	National - Dorset AONB	High	Potentially the tops of cranes during construction from parts of the character area.	Negligible Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
South Dorset Downs	Very Good	National - Dorset AONB	High	Construction activities from parts of the character area.	Medium Indirect Effect	Temporary Adverse	Moderate / Major	Negligible / Minor

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape / Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects (There will be no night-time working)	Magnitude of Proposed Change	Nature / Duration of Proposed Change	Daytime	Night time
Weymouth and Portland Borough Character areas (for site and adjacent areas)								
Bincombe Vale (the part of the character area within Weymouth and Portland Borough)	Moderate	High – Dorset AONB	High	Construction site and machinery on arable fields.	High Direct Effect	Temporary Adverse	Major	Negligible / Minor
Preston Brook	Moderate	Although a small part of this character area is of International value (World Heritage Site) the part with views of the site is of local importance.	Low	Construction site and machinery on adjacent arable fields.	Low Indirect Effect	Temporary Adverse	Minor	Negligible
Weymouth and Portland Borough Landscape Types								
Escarpment	Good	High – Dorset AONB	High	Construction site and machinery on arable fields.	Negligible to Low Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
Great Ridge	Good	High in part (World Heritage Site). However, part that may have views of the site is not designated.	Low	Construction site and machinery on arable fields.	Low Indirect Effect	Temporary Adverse	Minor	None / Negligible
Inter-valley Plateau	Moderate	Local	Low	Potentially the tops of the construction machinery.	Low Indirect Effect	Temporary Adverse	Minor	None / Negligible

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape / Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects (There will be no night-time working)	Magnitude of Proposed Change	Nature / Duration of Proposed Change	Daytime	Night time
Lagoon Wetland	High	High in part (World Heritage Site). However, part that may have views of the site is not designated.	Low	Potentially the tops of the construction machinery.	Low Indirect Effect	Temporary Adverse	Minor	None / Negligible
Limestone Island	Moderate	High - World Heritage Site.	High	Construction site and machinery on arable fields.	Negligible to Low Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
Old Town	Moderate	High - World Heritage Site.	High	Potentially the tops of the construction machinery.	Negligible to Low Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
Pebble Bank	Very Good	High - World Heritage Site.	High	Potentially the tops of the construction machinery.	Negligible to Low Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
Rolling Ridges	Moderate	Local	Low	Construction site and machinery on arable fields.	Low Indirect Effect	Temporary Adverse	Minor	None / Negligible
Seascape	Good	High - World Heritage Site.	High	Potentially the tops of the construction machinery.	Negligible to Low Indirect Effect	Temporary Adverse	Minor	Negligible / Minor
Undulating Valley Slopes	Moderate	High in part (World Heritage Site). However, part that may have views of the site is not designated.	Low	Construction site and machinery on arable fields.	Indirect Effect	Temporary Adverse	Minor	None / Negligible

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape / Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects (There will be no night-time working)	Magnitude of Proposed Change	Nature / Duration of Proposed Change	Daytime	Night time
Valleys	Good	Local	Low	Potentially the tops of the construction machinery.	Low Indirect Effect	Temporary Adverse	Minor	None / Negligible

Table 10: Operational Phase Landscape Character Effects

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape/ Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects	Magnitude of Proposed Change	Nature/ Duration of Proposed Change	Daytime	Night time
Osmington Ridge and Vale	Very Good	International - Purbeck Heritage Coast World Heritage Site. National - Dorset AONB.	East: High West: High	East: potential views of tops of built development in context of other urban development. West: Built development, public open space onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area and new relief road	East: Negligible Indirect Effect West: Medium Direct Effect	Adverse, Long term	East: Minor West: Moderate / Major	East: Negligible / Minor West: Minor
South Dorset Escarpment	Very Good	International - Purbeck Heritage Coast World Heritage Site. National - Dorset AONB.	High	Built development, public open space onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area and relief road	Medium Indirect Effect	Adverse, Long term	Moderate / Major	Moderate / Minor
South Dorset Ridge and Vale	Good	International - West Dorset Heritage Coast World Heritage Site. National - Dorset AONB		Potential views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Negligible Indirect Effect	Adverse, Long term	Minor	Negligible / Minor
Chaldon Downs	Very Good	International - Purbeck Heritage Coast World Heritage Site. National - Dorset AONB	High	Potential views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Negligible Indirect Effect	Adverse, Long term	Minor	Negligible / Minor

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape/Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects	Magnitude of Proposed Change	Nature/Duration of Proposed Change	Daytime	Night time
South Dorset Downs	Very Good	International - Purbeck Heritage Coast World Heritage Site. National - Dorset AONB.	High	Views of built development, public open space onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area and relief road.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Weymouth and Portland Borough Landscape Character Areas								
Bincombe Vale (see west part of Osmington Ridge and Vales)	Moderate	High – Dorset AONB	High	Views of built development, public open space onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area and relief road.	High Direct Effect	Adverse, Long term	Major	Major / Moderate
Preston Brook	Moderate	International - West Dorset Heritage Coast World Heritage Site.	High	Potential views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area and adjacent relief road.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Weymouth and Portland Borough Landscape Types								
Escarpment	Good	High – Dorset AONB	High	Views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures. In context of proximity to adjacent urban area and adjacent relief road.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape/Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects	Magnitude of Proposed Change	Nature/Duration of Proposed Change	Daytime	Night time
Great Ridge	Good	High in part (World Heritage Site). However, part that may have views of the site is not designated.	Low	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Minor	None / Negligible
Inter-valley Plateau	Moderate	Local	Low	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Minor	None / Negligible
Lagoon Wetland	High	High in part (World Heritage Site). However, part that may have views of the site is not designated.	Low	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Limestone Island	Moderate	High - World Heritage Site.	High	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Old Town	Moderate	High - World Heritage Site.	High	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor

Landscape/Townscape Receptor			Sensitivity	Effects			Significance of Effect	
Description of Character Area	Condition	Value (Level of Importance)	Landscape/Townscape Sensitivity (Refer to Effects)	Description of Landscape/Townscape Effects	Magnitude of Proposed Change	Nature/Duration of Proposed Change	Daytime	Night time
Pebble Bank	Very Good	High - World Heritage Site.	High	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Rolling Ridges	Moderate	Local	Low	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Minor	None / Negligible
Seascape	Good	High - World Heritage Site.	High	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Undulating Valley Slopes	Moderate	High in part (World Heritage Site). However, part that may have views of the site is not designated.	Low	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Moderate / Minor	Minor
Valleys	Good	Local	Low	Potential views of tops of buildings and onsite and off site structure planting / landscape and habitat enhancement measures. In context of proximity to adjacent urban area.	Low Indirect Effect	Adverse, Long term	Minor	None / Negligible

8 Assessment of Effects on Visual Resources

Introduction

- 8.1 The viewpoints were selected using the ZTV as a guide to potential visibility. However, the ZTV is generated using topographic information only. No vertical elements are taken into account, it is in effect a 'worst case'. The ZTV does not give any indication of how much of the development might be visible, it simply indicates that part of the development will be. In the field it was evident that some views were obscured by vegetation, or minor topographical variations, small enough not to be mapped.
- 8.2 The viewpoints chosen are not the only available views, but are representative of the views from a particular geographical location. They also provide an indication of the types of views that might be available from a variety of distances.
- 8.3 A set of photographs has been produced to show a wider context for the views (Figures 6 to 12). The second set of photographs (Figures 13 to 22) represent the views seen by the human eye, i.e. a 75°. Both sets of photographs were taken with a fixed 50mm lens.

Terminology and Definitions

- 8.4 'Visual amenity' is understood to be the visual benefit or pleasantness provided by the environment as enjoyed in views with the emphasis on residential properties and public recreation resources. The visual resource of a particular area is made up of both views and general visual amenity. These two elements are assessed together from the viewpoints chosen from the ZTV (Figure 5) and described in Section 4, Table 2.

Visual Receptors

- 8.5 Due to the downs to the north and the east-west ridges of the Weymouth lowlands, the views to the site are limited to high ground. Available viewpoints tend to be on south facing slopes of the chalk downs, or to the tops of ridges within the lower lying land. Views are also available immediately adjacent to the site (see Figure 5). Views from the downs (elevated locations) tend to look down or obliquely down at the development site, where the development is seen with the existing urban area, or the enclosing high land, as a backdrop. From all elevated views the development will not break the skyline.
- 8.6 The effects of the construction works on the visual resources have been assessed in Table 11 below. These effects can often be more severe than the effects of the scheme once it is built. However, these are of a temporary nature.

- 8.7 The magnitude of the change in views will alter over time, as the mitigation planting, described in section 5, matures. The significance of effects in Table 12 has been assessed both in the short term and the long term.

Summary

- 8.8 The views in the long term are assessed as neutral, rather than beneficial. This is due to a large degree to the fact that the development is seen from within the designated land and from promoted paths. However, the views from this part of the AONB are of arable farmland, with pylons crossing the land. From these elevated locations the site will always be seen in the context of the urban edge of Littlemoor and the new relief road. The development will not break the skyline when viewed from high ground.
- 8.9 The most affected views are those gained immediately to the south of the Littlemoor Road. However, the relief road will alter the views as existing, to a certain extent.
- 8.10 The proposed mitigation planting and habitat management strategy will soften the edges of the development and introduce significant amounts of new planting within the valley, as well as re-establishing hedgerows and hedgerow trees. The many layers of planting will break up views from the high ground, but will be most effective in screening close views of the development.

Table 11: Construction Phase Visual Resource Effects

Viewpoint				Visual effects during construction			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects (There will be no night-time working)	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
1.	View south from Middle Farm Bincombe Distance from site: 0.86km	368338, 84825	High (users of South West Coast Path)	Elevated views of construction site and machinery, seen in the context of the urban area of Littlemoor, the relief road and movement within the urban area / shops.	Medium	Temporary Adverse	Moderate / Major	Negligible / Minor
2.	Location: View south from Icen Lane, south of Bincombe Distance from site: 0.33km	368331, 84290	Low (vehicular users of lane)	Views of construction site and machinery, adjacent to the urban area of Littlemoor, seen in the context of the relief road.	Medium	Temporary Adverse	Moderate / Minor	Negligible / Minor
3.	Location: View south from junction of Icen Lane and closed bridleway Distance from site: 0.00km	368110, 83919	Low (vehicular users of lane to access Bincombe)	Views of construction site and machinery, adjacent to the urban area of Littlemoor. The main part of the construction works would not be immediately adjacent to the viewpoint, but the work on the public open space (pitches and planting works) would be.	High	Temporary Adverse	Moderate / Major	Minor
4.	Location: View south-east from Icen Lane adjacent to Icen Farm Distance from site: 0.02km	367675, 83830	High (representative viewpoint of residential properties)	Oblique views of construction site and machinery, adjacent to the urban area of Littlemoor. The main part of the construction works would not be immediately adjacent to the viewpoint, but the work on the public open space (pitches and planting works) would be.	Medium	Temporary Adverse	Moderate / Major	Negligible / Minor
5.	Location: View north-east from car park adjacent to Littlemoor shops Distance from site: 0.02km	367945, 83333	Low (shoppers)	Views of construction site and machinery, adjacent to the urban area of Littlemoor. Seen in the context of the new relief road.	Medium	Temporary Adverse	Moderate / Minor	Negligible

Viewpoint				Visual effects during construction			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects (There will be no night-time working)	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
6.	Location: View north from play area south of Littlemoor Distance from site: 0.5km	367940, 82804	Medium (users of outdoor play equipment)	Views of construction site and machinery, beyond the urban area of Littlemoor, seen in the context of the urban area and the new relief road.	Medium	Temporary Adverse	Moderate	Minor
7.	Location: View north-west from Jordan Hill, Roman temple, east of Overcombe Distance from site: 1.45km	369902, 82063	High (visitors to the monument)	Oblique views of movement of construction machinery, beyond the urban area of Littlemoor and vehicles on the new relief road.	Negligible	Temporary Adverse	Minor	Negligible / Minor
8.	Location: View north-west from Jordan Hill, east of Overcombe Distance from site: 1.29	369817, 82222	High (walkers and other users of footpath)	Views of construction site and machinery, beyond the urban area of Littlemoor from parts of the footpath network. Site would be screened by topography and / or vegetation from other areas.	Negligible	Temporary Adverse	Minor	Negligible / Minor
9.	Location: View north from Verne Common Road, Portland Distance from site: 9.1km	369002, 73879	High (walkers on adjacent footpath)	Potential views of movement of construction machinery from footpaths on this vantage point, if pedestrian static. Unlikely that vehicular users would perceive movement.	Negligible	Temporary Adverse	Minor	Negligible / Minor
10.	Location: View north from Tout Quarry sculpture park, Portland Distance from site: 10.41km	368340, 72576	High (visitors to sculpture park)	Potential views of movement of construction machinery from high points within the park.	Negligible	Temporary Adverse	Minor	Negligible / Minor
11.	Location: View north-north-east from Lane House Rocks Road, Weymouth Distance from site: 5.63km	366092, 77972	Low to high (vehicular users of road and representative viewpoint of residents)	Potential views of movement of construction machinery either glimpsed or partly restricted by vegetation.	Negligible	Temporary Adverse	Negligible to Minor	None / Negligible

Viewpoint				Visual effects during construction			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects (There will be no night-time working)	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
12.	Location: View north-west from Fleet Road and bridleway, Fleet Distance from site: 5.66km	362767, 80885	High (users of bridle way)	Potential glimpsed views of movement of construction machinery through gate entrances. Most views from this public right of way are screened by high hedgerows and woodland / groups of trees.	Negligible	Temporary Adverse	Minor	Negligible / Minor
13.	Location: View east from Nottingham Lane, west of Buckland Ripers Distance from site: 3.85km	363945, 82967	Low (vehicular users of lane)	Potential glimpsed views of movement of construction machinery. Many of the possible views from this direction are screened by topography, hedgerows and / woodland.	Negligible	Temporary Adverse	Negligible	Negligible
14.	Location: View south-east from Hardy Monument Distance from site: 7.4km	361327, 87595	High (visitors to the monument)	Potential views of movement of construction machinery as part of the urban area of Weymouth.	None / Negligible	Temporary Adverse	Negligible	Negligible / Minor
15.	Location: View east-south-east from Bishop's Road, west of Portesham Distance from site: 9.16km	358871, 86263	Medium (vehicular users of lane within the AONB)	Potential oblique views of movement of construction machinery on a very narrow lane with passing places.	None / Negligible	Temporary Adverse	Negligible	None / Negligible
16.	Location: View east-south-east from South West Coast Path, north of Abbotsbury Distance from site: 11.49km	356446, 86169	High (users of South West Coast Path)	Potential views of movement of construction machinery from sections of the path. Some views obscured by subtle changes in topography and scrub / tree cover.	None / Negligible	Temporary Adverse	Negligible / Minor	Negligible

Viewpoint				Visual effects during construction			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects (There will be no night-time working)	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
17.	Location: View south-east from South West Coast Path, north of Upwey Distance to site: 3.16km	366173, 86589	High (users of South West Coast Path)	Potential views of movement of construction machinery. Most views obscured by subtle changes in topography (including barrows) and hedgerows / tree cover. In areas large mounds of silage have been placed adjacent to the path, obscuring views.	None / Negligible	Temporary Adverse	Negligible / Minor	None / Negligible
18.	Location: View south-east from Jubilee Trail, Friar Waddon Hill Distance to site: 3.99km	364084, 85506	High (users of trail)	Views of movement of construction machinery and potential views of construction site, seen in the context of the urban area of Littlemoor and the new relief road.	Negligible	Temporary Adverse	Minor	Negligible / Minor
19.	Location: View south from South West Coast Path, north of Bincombe Distance to site: 1.74km	368002, 85676	High (users of South West Coast Path)	Elevated views of construction site and movement of construction machinery, seen in the context of the urban area to the south and the new relief road.	Low	Temporary Adverse	Moderate / Minor	Negligible / Minor
20.	Location: View north from Littlemoor Road, Littlemoor Distance to site: 0.03km	368120, 83253	Low to High (vehicular users of the road and views from residences situated along road)	Views of construction site and movement of construction machinery.	High	Temporary Adverse	Moderate / Major to Major	Minor

Table 12: Operational Phase Visual Resource Effects

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
1.	Figure 13: View south from Middle Farm Bincombe Distance from site: 0.86km	368338, 84825	High (users of South West Coast Path)	Elevated views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures would be possible. Views from this direction would be filtered by the planting surrounding the development as well as the reinforced and re-established hedgerows. Proposed copses would also help screen views and provide a softer edge to the urban area. Any roofs would be seen with a backdrop of the adjacent urban area and interspersed with the structure planting within the development. The relief road would be screened by the development.	Short term: Medium Long term: Medium (although in part change would be positive)	Short term: Adverse Long term: Neutral	Short term: Moderate Long term: Moderate / Minor	Short term: Moderate / minor Long term: Minor / Moderate
2.	Figure 13: View south from Icen Lane, south of Bincombe Distance from site: 0.33km	368331, 84290	Low (vehicular users of lane)	Views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures. Seen with a backdrop of the adjacent urban area and relief road. In the long term the off site planting, adjacent to this lane will screen both the development and the pylons. The rising land to the south will prevent the development from breaking the skyline when viewed from this location.	Short term: Medium Long term: Medium (although change would be positive)	Short term: Adverse Long term: Neutral	Short term: Moderate / Minor Long term: Minor	Short term: Minor ./ Moderate Long term: Negligible / Minor

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
3.	Figure 14: View south from junction of Icen Lane and closed bridleway Distance from site: 0.00km	368110, 83919	Low (vehicular users of lane to access Bincombe)	Potential views of part of built area of development, that would in part break the skyline when viewed from this location. Views partly screened by topography. Foreground views will be of the Public open space initially. In the long term the onsite and off site planting will screen most views of the built development and public open space, although glimpsed views may be possible along proposed footpath link to lane. Planting adjacent to the lane will screen views of the pylons, barring the uppermost sections, and views of Littlemoor on the rising land to the south.	Short term: Medium Long term: Medium (although change would be positive)	Short term: Adverse Long term: Neutral	Short term: Moderate / Minor Long term: Minor	Short term: Minor / Moderate Long term: Negligible / Minor
4.	Figure 14: View south-east from Icen Lane adjacent to Icen Farm Distance from site: 0.02km	367675, 83830	High (representative viewpoint of residential properties)	Potential, oblique views of part of built area, that might in part break the skyline. Views will for the most part be screened by topography. Fore and mid ground views will be of the proposed open space and the on site planting. The most significant change to the existing view will be of the new relief road and any lighting that may be associated with the roundabouts located to the south. The proposed planting will also screen the urban area that is visible on the slopes and skyline of the rising land to the south.	Short term: Low Long term: Low (although change would be positive)	Short term: Adverse Long term: Neutral	Short term: Moderate / Minor Long term: Minor / Moderate	Short term: Minor Long term: Negligible / Minor

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
5.	Figure 15: View north-east from car park adjacent to Littlemoor shops Distance from site: 0.02km	367945, 83333	Low (shoppers and vehicular road users)	Close views of the urban edge of the development seen in the context of the new relief road and the existing Littlemoor road. The context of the viewpoint is the urban area of Littlemoor.	Short term: Medium / High Long term: Medium / High	Short term: Adverse Long term: Adverse	Short term: Moderate Long term: Moderate	Short term: Moderate Long term: Moderate
6.	Figure 15: View north from play area south of Littlemoor Distance from site: 0.5km	367940, 82804	Medium (users of outdoor play equipment)	Elevated view from the higher land to the south of the development site. The development would be seen in the context of the urban area of Littlemoor. The urban area would be restricted to the area adjacent to the relief road (the area immediately above the roofs of the existing housing. The built form would not break the skyline when viewed from this location. The public open space and the onsite and offsite mitigation planting would form the backdrop to the built development. Mitigation planting and the re-established / reinforced hedgerows would be visible between the roofs of the existing houses and the retained farm buildings.	Short term: Medium Long term: Medium (although in part this would be beneficial due to the proposed onsite and offsite planting / habitat creation)	Short term: Adverse Long term: Adverse	Short term: moderate Long term: Moderate	Short term: Minor / Moderate Long term: Minor / Moderate

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
7.	Figure 16: View north-west from Jordan Hill, Roman temple, east of Overcombe Distance from site: 1.45km	369902, 82063	High (visitors to the monument)	Elevated view from Jordan Hill to the south-east of the site. The views from this location are restricted by topography and intervening vegetation. The main change that will be perceived from this distance will be a change in the colour of the landscape from the roofs of the built development, rather than individual buildings. The public open space and mitigation planting will be the most visible element of the proposals from this location.	Short term: Negligible Long term: Negligible	Short term: Adverse Long term: Neutral	Short term: Minor Long term: Minor	Short term: None / Negligible Long term: None / Negligible
8.	Figure 16: View north-west from Jordan Hill, east of Overcombe Distance from site:1.29	369817, 82222	High (walkers and other users of footpath)	Elevated view from Jordan Hill slightly down from Viewpoint 7. More open views The roofs of the development might be seen as a minor change in texture and colour in the landscape, behind existing and proposed vegetation. The public open space would be the most visible part of the development, as it is on slightly higher ground. The site would in part be screened by the intervening area of high ground in the middle distance of this view. The establishment of woodland into the lower lying land would reintroduce this element to the intensively farmed land.	Short term: Negligible / Low Long term: Negligible	Short term: Adverse Long term: Neutral	Short term: Minor / Moderate Long term: Minor	Short term: Negligible / Minor Long term: Negligible / Minor

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
9.	Figure 17: View north from Verne Common Road, Portland Distance from site: 9.1km	369002, 73879	High (walkers on adjacent footpath)	Potential views from this elevated location. The development would not break the skyline from this elevated location, and if perceptible would only be seen as a slight change in colour.	Short term: Negligible Long term: Negligible	Short term: Neutral Long term: Neutral	Short term: Negligible / Minor Long term: Negligible / Minor	Short term: Negligible / Minor Long term: Negligible / Minor
10.	Figure 17: View north from Tout Quarry sculpture park, Portland Distance from site: 10.41km	368340, 72576	High (visitors to sculpture park)	Potential views from this elevated location. The development would not break the skyline from this elevated location, and if perceptible would only be seen as a slight change in colour.	Short term: Negligible Long term: Negligible	Short term: Neutral Long term: Neutral	Short term: Negligible / Minor Long term: Negligible / Minor	Short term: Negligible / Minor Long term: Negligible / Minor
11.	Figure 18: View north-north-east from Lane House Rocks Road, Weymouth Distance from site: 5.63km	366092, 77972	Low to high (vehicular users of road and representative viewpoint of residents)	Views from this elevated position within the built up area of Weymouth. The site would be seen in the context of the intervening built development of the town. The majority of the development would be screened from view by topography. However the roofs of the development may be visible, as a change in colour. The most visible part of the development would be the public open space and mitigation planting, which would be seen as it is on higher ground.	Short term: Negligible Long term: Negligible	Short term: Adverse Long term: Adverse	Short term: Negligible to Minor Long term: Negligible to Minor	Short term: Negligible Long term: Negligible

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
12.	Figure 18: View north-west from Fleet Road and bridleway, Fleet Distance from site: 5.66km	362767, 80885	High (users of bridle way)	View from higher ground at Fleet. The development site is for the most part screened by intervening topography and glimpsed by a gap in the hedgerow. If any of the built development is visible it would only be perceived as a change in the colour. The proposed mitigation and habitat enhancement planting would be more visible as it is on higher land. This would also be seen as a change in colour, as like the built development it will not break the skyline.	Short term: Negligible Long term: Negligible	Short term: Adverse Long term: Adverse	Short term: Negligible / Minor Long term: Negligible / Minor	Short term: Negligible Long term: Negligible
13.	Figure 19: View east from Nottingham Lane, west of Buckland Rippers Distance from site: 3.85km	363945, 82967	Low (vehicular users of lane)	Intervening vegetation and high land restrict views from this direction. The built development would only be seen as a change in colour in the landscape, as only the roofs would be visible. The public open space and most of the mitigation / habitat creation planting would be screened from view. However, some of the higher, eastern re-established hedgerows might be visible.	Short term: Negligible Long term: Negligible	Short term: Adverse Long term: Adverse	Short term: Negligible Long term: Negligible	Short term: None / Negligible Long term: None / Negligible

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
14.	Figure 19: View south-east from Hardy Monument Distance from site:7.4km	361327, 87595	High (visitors to the monument)	This popular viewpoint has panoramic views, in which the development site is a very small part. Intervening high ground screens most of the development site. However, a small part would be visible, as a change in colour in the context of the existing urban area, the vegetation proposed for the western part of the site will help to break up this change in colour. Due to the height of the viewpoint the development will not break the skyline.	Short term: None / Negligible Long term: None / Negligible	Short term: Adverse Long term: neutral	Short term: Negligible / Minor Long term: Negligible / Minor	Short term: Negligible Long term: Negligible
15.	Figure 20: View east-south-east from Bishop's Road, west of Portesham Distance from site: 9.16km	358871, 86263	Medium (vehicular users of lane within the AONB)	This viewpoint has elevated views east towards the site. While visible the development site is a very small part of those views. The development and associated vegetation would be seen as a change in colour in the landscape. Due to the height of the viewpoint the development will not break the skyline.	Short term: None / Negligible Long term: None / Negligible	Short term: Adverse Long term: neutral	Short term: Negligible Long term: Negligible	Short term: None / Negligible Long term: None / Negligible
16.	Figure 20: View east-south-east from South West Coast Path, north of Abbotsbury Distance from site: 11.49km	356446, 86169	High (users of South West Coast Path)	This viewpoint has elevated views east towards the site. While visible the development site is a very small part of those views. The development and associated vegetation would be seen as a change in colour in the landscape. Due to the height of the viewpoint the development will not break the skyline.	Short term: None / Negligible Long term: None / Negligible	Short term: Adverse Long term: neutral	Short term: Negligible / Minor Long term: Negligible / Minor	Short term: Negligible Long term: Negligible

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
17.	Figure 21: View south-east from South West Coast Path, north of Upwey Distance to site: 3.16km	366173, 86589	High (users of South West Coast Path)	The view from this section of the South West Coast Path is substantially screened by minor variations in the topography, and vegetation. Potentially there are views of the development site. However, in reality the most that could be seen would be the very uppermost parts of the roofs of the buildings. These would be perceived as a change in colour in the landscape.	Short term: None / Negligible Long term: None / Negligible	Short term: Adverse Long term: Adverse	Short term: Negligible / Minor Long term: Negligible / Minor	Short term: Negligible Long term: Negligible
18.	Figure 21: View south-east from Jubilee Trail, Friar Waddon Hill Distance to site: 3.99km	364084, 85506	High (users of trail)	This viewpoint has elevated views east towards the site. While visible the development site is a very small part of those views. The development and associated vegetation would be seen as a change in colour and potentially a change in texture in the landscape. The re-established hedgerows and additional woodlands would be seen on the higher land. Due to the height of the viewpoint the development will not break the skyline.	Short term: Negligible / Low Long term: Negligible / Low (but in part would be positive as additional planting in an arable landscape)	Short term: Adverse Long term: Neutral	Short term: Minor / Moderate Long term: Minor	Short term: Negligible / Minor Long term: Negligible

Viewpoint				Visual effects during operation			Significance of effects	
Ref	Description	Location grid reference	Sensitivity of visual receptor (refer to effects)	Description of visual effects	Magnitude (scale of proposed change)	Duration of proposed change	Daytime	Night time
19.	Figure 22: View south from South West Coast Path, north of Bincombe Distance to site: 1.74km	368002, 85676	High (users of South West Coast Path)	Elevated views of tops of buildings and public open space set amongst onsite and off site structure planting and landscape and habitat enhancement measures would be possible. Views from this direction would be filtered by the planting surrounding the development as well as the reinforced and re-established hedgerows. Proposed copses would also help screen views and provide a softer edge to the urban area. Any roofs would be seen with a backdrop of the adjacent urban area and interspersed with the structure planting within the development. The relief road would be screened by the development and associated planting.	Short term: Low / Medium Long term: Low / Medium (although in part change would be positive)	Short term: Adverse Long term: Neutral	Short term: Moderate Long term: Moderate / Minor	Short term: Minor Long term: Negligible / Minor
20.	Figure 22: View north from Littlemoor Road, Littlemoor Distance to site: 0.03km	368120, 83253	Low to High (vehicular users of the road and views from residences situated along road)	Close views of the urban edge of the development seen in the context of the new relief road. The context of the viewpoint is the urban area of Littlemoor.	Short term: Medium / High Long term: Medium / High	Short term: Adverse Long term: Adverse	Short term: Moderate to Major / Moderate Long term: Moderate to Major / Moderate	Short term: Moderate Long term: Moderate

Figures

Appendices

Appendix 1

National landscape character areas

Appendix 2

County landscape character areas

West Dorset District landscape character areas

Weymouth and Portland landscape character areas