

BASELINE LANDSCAPE APPRAISAL								Constraints, Sensitivities & Opportunities			
LANDSCAPE ASPECT	ELEMENT, DESCRIPTION, STATUS	QUANTITY, CONDITION, QUALITY, BASELINE COMMENTS	SIGNIFICANCE, INTRINSIC VALUE, PUBLIC VALUE	IMPORTANCE / SENSITIVITY BASED ON STATUS, INTRINSIC VALUE or POTENTIAL INTEREST				Significant Constraints	Site Restraints	Opportunities	Notes
				High	Medium	Low	None				
PHYSICAL LANDSCAPE FABRIC											
Physical Topography & Drainage	Natural landform & drainage features	Natural landform gently sloping bowl with wet woodland & small ponds between fields. Small local surface drainage features	No significant intrinsic value - but development needs to integrate with natural landform as far as practical to avoid unnatural imposition				None	N/A	Master planning to respond to site levels for appropriate fit.		
Vegetation	Existing trees on & bordering site.	Significant woodland areas approx 2.3 ha protected by TPO's. Includes major shelter belt feature and small oak spinneys, 2 major veteran oaks & other parkland trees of variable quality. Other hedgerow trees. Majority of trees appear in reasonable condition subject to arb survey. Declining trees would be removed irrespective of proposals. Existing woodlands in poor condition with limited apparent management.	Trees significant part of existing landscape fabric, relevant to site interest & wider character. TPO status defines trees as having some level of amenity value. Sections of within Conservation Area and CA setting also noted as of intrinsic & public value	TPO woodlands, groups & Parkland trees	Majority of remaining trees		Some trees identified for removal	TPO woodlands, groups and individual TPO along with other A & B grade trees.	Root protection zones of existing trees need to be respected in master planning design. Note - shade line of woodland	Opportunities for enhanced management as significant benefit to TPO woodlands.	Existing road side trees fronting on to Nottington Lane include majority of Ash - scope to remove as part of development strategy. Any trees lost as result of development works would be noted as part of development impact - objective to achieve a net gain in quantity & quality of tree cover.
	Existing Hedge lines within site area	Existing hedges all native agricultural generally in good condition.	Limited interest - record historic field pattern. Short section of site frontage has native hedge alongside main road. Site boundary to south / western field more significant in scale & screening function.		Boundary & Internal Hedges			Internal hedges represent established landscape & provide screening on sections of boundary.		Potential to provide instant well established landscape framework within site.	Any hedge loss will be noted as part of development impact - objective to achieve a net gain.
Land Use	Agricultural Land Planted woodlands	15.6 ha of woodlands & field areas (13.3 & 2.3 ha respectively)	Areas currently in use as agricultural land. Woodlands undermanaged. Inherent landscape value as greenfield land.		Agricultural use				Where practicable areas not required for development should be managed as part of green field resource.	Woodland areas under managed - development offers scope to introduce positive land uses	Green field status of land will be changed by development - Green Infrastructure approach would highlight need to maximise landscape functions of remaining undeveloped areas.
Built / Designed Environment	Conservation Area	Section of woodlands on site fall within boundary of Conservation Area. Whole site part of a designed parkland landscape.	Conservation Area - Sensitive to changes in character of area or setting or significant loss of trees	Woodlands overlap Area & Setting				Area of overlap with CA should not be physically changed by proposals.			Setting of area - more related to how woodlands provide part of the village setting to the west of the site.
	Adjoining suburban townscape.	Adjoining suburban townscape of 1930's - 50's row of detached housing - dominant feature in townscape / landscape.	N/A Contribution to setting noted in Character section below.						Existing housing impacts on site & wider landscape	Potential to provide softening of existing housing line in landscape. Consider scope for development to act as catalyst to enhancement of main road frontage.	
	Existing stone walls on site boundary	Existing site boundary consists of sections of natural stone wall as estate boundary around most visible section of the shelterbelt. Sections of walls collapsed on sections of frontage.	Part of setting to site / conservation area alongside public footpath.	Main sections of wall						Boundary wall - repair could offer significant benefits to Conservation Area and Visual amenity	
LANDSCAPE CHARACTER											
County Landscape Character Areas		Site falls within South Dorset Ridge & Vale landscape and has some connection with typical characteristics; with rolling landform & limited views to ridgelands to the north. Site on edge of character zone at interface with town. Enclosure of parkland - different from surrounding character area & provides some separation from wider character area.	Site part of local characteristic agricultural landscape but influenced by adjacent built up areas. Basic typology / character does not distinguish the site from general settlement edge / rural landscapes.				Non specific status / importance	n/a	Quality of development intended to provide positive connections with character of historic settlement.		While development can not replace undeveloped landscape character new development should seek to create an area of townscape with strong & distinctive sense of place that integrates well with the existing settlement.
Internal Site Character	Agricultural fields	Site character can be subdivided between fields. Northern area with vestiges of parkland. The other has more simple enclosed field with limited interest or outlook.	Unremarkable internal character. Although greenfield general site character of some intrinsic value although not accessible to public access		Greenfield aspect			n/a	Internal character significant & sensitive to change but scope to create a positive residential environment.		
Contribution to Surrounding Landscape Character	Site adjoins minor Nottington Road link between village & town. Site visible in background to river corridor.	Site boundary walls and line of mature trees on boundary contribute to green & historic feel to village. Open land in views across from houses on Dorchester Road. Trees and copse on edges of the site provide part of landscape structure within valley extending along western edge of the town.	Approach to town sensitive as part of setting of historic settlement. Changes will be evident to large numbers of road users. Continuity of trees scape important aspect of Valley. Sensitive as backdrop to a high quality landscape.	Town approach				n/a	Shelterbelt of trees natural stone walls offer scope to help integration of development.		
Conservation Area	Character & Setting of CA		Conservation Area inherently sensitive as important local designation. Areas within designation generally more sensitive than adjoining areas which may influence aspects of setting. Note: inherent importance and sensitivity of designation do not necessarily limit capacity to accommodate change.	Overlap area				Minimal change should be proposed within area of overlap with Conservation Area. Proposed development should be designed to integrate with character of protected tree cover to avoid any conflict with the character of the CA setting.			
OTHER ASPECTS OF LANDSCAPE FUNCTION OR INTEREST											
Recreational Access	Public access for active or passive recreation.	Presently no public access to the site	No existing value (recreational access would be of inherent value particularly where there is a limited network locally).	Potential to enhance				n/a			Site areas to be set aside as public open space, design intention to create welcoming residential environment through which non residents can explore.
Tangible Wildlife Interest	Opportunity for public connections with wildlife interest of site.	Site areas have limited biodiversity interest and no existing public access.	No existing value (wildlife connections could be of potential interest - generally inherently valuable)		Potential to enhance			n/a			In the creation of a public place with measures to improve the biodiversity interest of the site the proposals provide new opportunities to connect with local wildlife.
Social / Cultural Heritage Interest	Opportunity for public connections to local history of site.	No existing connections noted & no existing public access.	No existing value (cultural heritage connections could be of potential interest - generally inherently valuable)		Potential to enhance			n/a			The creation of open space areas with allotments, orchards & other edible features presents good opportunities to link the landscape for social interaction.