

SAVE OLD BEDHAMPTON

LAND SOUTH OF LOWER ROAD, BEDHAMPTON

Landscape and Visual Appraisal - Statement of Professional Opinion

Josh Peacock CMLI for Save Old Bedhampton regarding Site Landscape Capacity

SUMMARY

Lizard Landscape Design and Ecology (LLD) has been commissioned by 'Save Old Bedhampton' to provide a statement of professional opinion further to a proportionate appraisal of Landscape Character and Visual Amenity on the landscape capacity of the Site (*Strategic Housing Land Availability Assessment (SHLAA) Site UE30*) for residential development. The Site comprises an area of open fields of some 3.71 hectares, which is both accessed through and borders the south western edge of Old Bedhampton Conservation Area and is blanketed with an Area Tree Preservation Order (TPO). Grade II Listed 'The Old Mill House' is located to the south east of the Site.

The Kirkham Landscape Planning Ltd Capacity Study (*May 2015*) looked at 'Landscape Sensitivity and Capacity and The Value of Undeveloped Open Land in Havant'. This included consideration of the Site as a part of a larger area (*Area 13.1*), which extends to the A3 and A27 road corridors to west and south respectively and to a small water course, which drains to the lower reaches of the Hermitage Stream to the east, (*Relevant Extract provided in Appendix A*). Area 13.1 was allocated with a Medium Capacity to accept change. This allocation contrasts with that provided to the east, outside of the Conservation Area (*Area 13.2*), which was allocated with a Medium / Low Capacity to accept change.

In summary it is the professional opinion of LLD, having carried out a review and preliminary appraisal of baseline landscape and visual information that the landscape capacity of **Medium / Low** should extend across Area 13.1. Through reference to the Kirkham (*May 2015*) methodology LLD consider that the visual sensitivity should be identified as **Medium** with a resulting overall Landscape Character Sensitivity of **Medium**, rather than *Medium / Low*.

It is considered that extension of built development into the agricultural land would be out of keeping with the existing settlement pattern and result in an adverse effect on the setting of the Old Bedhampton Conservation Area with the loss of rural qualities of agricultural fields and hedgerows and views of rural character from Public Rights of Way, including key views about a historic bridge associated with the Grade II 'The Old Mill House' from the Wayfarers Walk (*Long Distance Path*) and Public Footpath no. 30.

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1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by Save Old Bedhampton to provide a statement of professional opinion further to a proportionate appraisal of Landscape Character and Visual Amenity for Land South of Lower Road, Bedhampton, (Grid Reference: SU 70013 06125).

- 1.2 The Landscape and Visual Appraisal (LVA) has been undertaken by Josh Peacock, Associate Landscape Planner at Lizard Landscape Design and Ecology and a Chartered Landscape Architect with over 16 years professional experience in Landscape and Visual Impact Assessment (LVA).

- 1.3 This Statement is undertaken with regards to recommended approaches provided within: *The Guidelines for Landscape and Visual Impact Assessment (Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013)*. The Study was informed by desk top research and a field survey undertaken on the 5th June 2018.

Appraisal Focus

- 1.4 The Statement provides a proportionate appraisal of the landscape and visual considerations pertinent to the potential landscape and visual effects from the development of SHLAA Site UE30 for residential development and with regards the allocation of Landscape Sensitivity and Capacity for the area including the Site (Area 13.1), which was identified as part of The Kirkham Landscape Planning Ltd Capacity Study (May 2015), (Extract provided within **Appendix A**).

2.0 LANDSCAPE AND VISUAL APPRAISAL

- 2.1 Within this section a review of the Kirkham Landscape Planning Ltd Capacity Study (May 2015) is undertaken, followed by some recommendations for consideration in any ongoing review of the suitability of the Site for development.
- 2.2 A summary of the landscape components of value identified across the Site are identified within **Appendix A**. These components are taken into account within the review of the Kirkham (May 2015) Study.
- Review - Kirkham Landscape Planning Ltd Capacity Study (May 2015)**
- 2.3 The Kirkham Landscape Planning Ltd Capacity Study (May 2015) looked at 'Landscape Sensitivity and Capacity and The Value of Undeveloped Open Land in Havant'. This included consideration of the Site as a part of a larger area (Area 13.1), which extends to the A3 and A27 road corridors to west and south respectively and to a small water course, which drains to the lower reaches of the Hermitage Stream to the east, (Relevant Extract provided in **Appendix A**).
- 2.4 Area 13.1 was allocated with a Medium Capacity to accept change. This allocation contrasts with that provided to the east, outside of the Conservation Area (Area 13.2), which was allocated with a Medium / Low Capacity to accept change.
- 2.5 It is the professional opinion of LLD, having carried out a review and preliminary appraisal of baseline landscape and visual information (See **Appendices**), further to a site visit undertaken on the 5 June 2018, that the Landscape Capacity of Medium / Low should extend across Area 13.1. The reasoning for this is provided below.
- 2.6 Through reference to the Kirkham (May 2015) methodology LLD consider that the visual sensitivity should be identified as Medium with a resulting overall Landscape Character Sensitivity of Medium, rather than Medium / Low.

2.7

It is considered that extension of built development into the agricultural land would be largely out of keeping with the existing settlement pattern and result in an adverse effect on the setting of the Old Bedhampton Conservation Area with the loss of rural qualities of agricultural fields and hedgerows and views of rural character from Public Rights of Way, including key views about a historic bridge associated with the Grade II 'The Old Mill House' from the Wayfarers Walk (Long Distance Path) and Public Footpath no. 30.

2.8

With regards to settlement pattern, the only area which might recommend itself for development would be a linear strip along the northern field boundary offset from Lower Road, (See **Figure 2**). This area would however have to be carefully considered so as not to impact on the influence of the hedgerow along the roadside on the setting and wider setting of the Bedhampton Conservation Area.

2.9

Should development be considered appropriate within this area LLD would recommend that the roadside hedgerow should be retained in situ, with vehicular access introduced through the existing (overgrown) field gate access to the east. This may also enable the historic pedestrian access across the field to be reinstated, with an avenue of trees planted to reinforce this within the landscape and an access link provided to the Wayfarers Walk (Long Distance Path) and Public Footpath no. 30. This would also enable the incongruous feature of the Leyland cypress tree line across the eastern boundary of the Site to be removed, with a resulting benefit on the setting of the Bedhampton Conservation Area.

2.10

LLD consider that this area could be sensitively developed, further to a more detailed landscape and visual appraisal to enable the identified components of value to be incorporated and reinforced, whilst maintaining settlement pattern and overall setting to the Old Bedhampton Conservation Area. LLD do not agree that the larger part of the parcel promoted under SHLAA Site **UE30** should be considered further as a potential growth area.

- 2.11 There would however be likely adverse impacts on visual amenity for local residents using Lower Road and Lodge Road, through reference to **Viewpoints No. 04-06**, which would require some consideration regarding roof height and alignment and reinforcing the hedgerow with a more diverse species mix and incorporation of standard trees.

Landscape Components Recommended for Further Consideration

- 2.12 The following landscape components are recommended for consideration in any ongoing review of the suitability of the Site for development:

- *The contribution of the hedgeline along Lower Road to relative tranquillity and setting of the Conservation Area, relative to the time depth associated with this, located atop a bank adjacent to a sunken lane;*
- *The incongruous presence of the existing Leyland cypress tree shelter belt along the eastern boundary of the Site to local landscape character and the setting of the Conservation Area; It is understood from conversation with local residents that this was planted as a shelter belt for soft fruit growing;*
- *The contribution of the medium sized regular field to the rural setting of the Old Bedhampton Conservation Area, viewed from the Wayfarers Way upon the historic railway bridge and from further to the south along Public Footpath No. 30 within the wider setting of the Grade II Listed 'The Old Mill House';*
- *Time depth associated with an historic trackway on a north south alignment to the west of the Leyland cypress shelter belt. It is understood through reference to the 1870 Ordnance Survey Map (See <https://maps.nls.uk/>), that the trackway provided access to the shoreline south west of the Grade II Listed 'The Old Mill House'. Through conversation with local residents it is understood that this track was actively used for recreation, returning a circular path over the pedestrian railway crossing and along the field boundary to the south of the railway line via the Public Footpath No.30 until some eight years ago, when the farm gate along Lower Road was locked by the landowner;*

- *Contribution of the medium sized regular field to the rural setting of Old Bedhampton Conservation Area when viewed from along the southern half of Lodge Road;*
- *The contribution of the narrow access lane through the Old Bedhampton Conservation Area and limited use to potential for increased vehicular movements to relative tranquillity of the Conservation Area.*

CONCLUSION

- 3.0 In summary it is the professional opinion of LLD, having carried out a review and preliminary appraisal of baseline landscape and visual information that the landscape capacity of **Medium / Low** should extend across Area 13.1. Through reference to the Kirkham (May 2015) methodology LLD consider that the visual sensitivity should be identified as **Medium** with a resulting overall Landscape Character Sensitivity of **Medium**, rather than **Medium / Low**.

- 3.1 It is considered that extension of built development into the agricultural land would be out of keeping with the existing settlement pattern and result in an adverse effect on the setting of the Old Bedhampton Conservation Area with the loss of rural qualities of agricultural fields and hedgerows and views of rural character from Public Rights of Way, including key views about a historic bridge associated with the Grade II 'The Old Mill House' from the Wayfarers Walk (Long Distance Path) and Public Footpath no. 30.

- 3.2 A small area along the southern edge of Lower Road, in keeping with settlement to the west is considered by LLD to have some capacity for residential development. Should development be considered appropriate within this area LLD would recommend that the roadside hedgerow should be retained in situ, with vehicular access introduced through the existing (overgrown) field gate access to the east. This may also enable the historic pedestrian access across the field to be reinstated, with an avenue of trees planted to reinforce this within the landscape and an access link provided to the Wayfarers Walk (Long Distance Path) and Public Footpath no. 30. It would also enable the incongruous feature of the Leyland cypress tree line to be removed with a resulting likely benefit on the setting of the Bedhampton Conservation Area.

HAVANT OPEN LAND LANDSCAPE SENSITIVITY AND CAPACITY STUDY 2015 RECORD SHEET

Land Parcel:	13.1
County Landscape character area (HCC):	Havant and Emsworth Coastal Plain (landscape type: Coastal Plain Open)
District Landscape character area / landscape type:	LCA13 Historic Bedhampton / LCTH Open Lower Harbour Plain
Presence in Chichester Harbour AONB:	No
Local Gap (ref Policy AL2):	Yes – part of open space between Bedhampton and Farlington
Date of area survey:	25.7.14
Surveyors:	AG/KB
Weather/visibility:	Sunny/ hazy

VISUAL SENSITIVITY

General visibility	Population	Mitigation potential
Views into the area from: Houses, PROW, road, railway, Old Bedhampton Conservation Area	Types of viewers: Walkers, residents, train passengers	Opportunities for mitigation Good existing vegetation structure
Views out of the area to: Parcel 13.2, Conservation Area	Magnitude of viewers (level of use and popularity): Few house residents and drivers. Local footpath. Mainline railway (mix of express and stopping services)	Landscape impact and compatibility of mitigation: Compatible if approach is appropriate to existing character
Does the area form part of a skyline? No	Visual perceptions (activity and expectations of local visual receptors): Rural setting to Old Bedhampton	Green Infrastructure links: GI Target Note HB6: Support the setting of key conservation areas ensuring these are attractive and inviting places to stay and visit.
Panoramic views: No		

General visibility	Population	Mitigation potential
Landmark features: No		
Sensitivity score: Medium / Low	Sensitivity score: Medium / Low	Sensitivity score: Medium / Low
Visual sensitivity score: Medium / Low		

LANDSCAPE SENSITIVITY

Natural factors	Cultural factors	Perceptual features
Topography and landform including highest and lowest contours : Flat and low-lying, largely between the 5m and 10m contours, extending just below the 5m contour to the south and east. Embankment to A27 and A3 to south and west	Boundary features other than vegetation: Post and rail fence to Lower Road	Tranquillity – Noise levels: Sporadic noise from passing trains. Traffic noise from A3/A27 in west of area. More quiet towards historic core of Old Bedhampton
Geological features: None	Contribution of private gardens to landscape character: Gardens of Conservation Area, including mature trees, provide soft edge to north-east corner	Tranquillity – Visual intrusion / detractors: Overhead lines A27 Railway
Soil quality: Grade I	Parkland features: None apparent	Tranquillity – Light pollution/dark skies: Road and train headlights
Water features: None	Conservation Area: Adjacent to and important to the setting of Old Bedhampton Conservation Area to east	Accessibility to area by public footpath: No. PROW to eastern boundary
Landcover and land use: Arable, ruderal grassland, railway	Landscape features of CA: Mature trees, listed buildings, brick walls and bridge over railway line, views	PROW links including promoted routes and national trails: No

STUDY INTO THE LANDSCAPE SENSITIVITY AND CAPACITY AND THE VALUE OF THE UNDEVELOPED OPEN LAND IN HAVANT BOROUGH 2015
 RECORD SHEET: LAND PARCEL 13.1

Natural factors	Cultural factors	Perceptual features
Tree belts, individual trees and riverside trees: Trees to A3/A27/railway corridors. Internal tree belt. Small tree group within centre of north-eastern field.	Setting of listed buildings: Within Conservation area. Old Mill House is approx. 90m to east of eastern boundary	Recreational areas: No
Hedgerows and hedgerow trees: Thick vegetation to A27. Some internal boundaries. Hedge with trees to Lower Road	Scheduled Ancient Monuments: None	Aesthetic sensitivity - Elements of openness/enclosure: Fairly enclosed to south and west, more open to north and east
Woodland and copses: No	Historic landscape (HLC): 1.10 Medium regular fields with straight boundaries (Parliamentary type)	Aesthetic sensitivity – landscape pattern: Medium scale, simple, irregular
Wetland and meadow: No	Cultural associations: Old Bedhampton Conservation area has associations with the Duke of Wellington. Old Mill House has associations with Keats.	Open access areas: No
Common land: No	Features of cultural importance: None	
Heathland: No	Built form in area: Sheds to north-west and south-east	
Other significant vegetation cover: None		
BAP/Phase 1 records: Adjacent to coastal and flood plain grazing meadow		
Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: No SSSI or SINC		
Presence in a floodplain:		

STUDY INTO THE LANDSCAPE SENSITIVITY AND CAPACITY AND THE VALUE OF THE UNDEVELOPED OPEN LAND IN HAVANT BOROUGH 2015
RECORD SHEET: LAND PARCEL 13.1

Natural factors	Cultural factors	Perceptual features
Small area of Zone 2 and 3 to east of area along route of Hermitage Stream		
Sensitivity score: Medium	Sensitivity score: Medium	Sensitivity score: Medium / Low
Landscape sensitivity score: Medium		

Relationship with the wider landscape/townscape

Adjacent settlement character and pattern: Dispersed settlement to Old Bedhampton Conservation area of older detached buildings within substantial plots. Modern extension along Lower Road.
Character of the urban edge: Moderately soft and well-vegetated. Hedges and trees filter the edge to north.
Relationship with adjacent settlement: North part is well-connected with Old Bedhampton and the Conservation Area and forms an important part of its rural setting, though the edge of settlement is fairly well vegetated. South of the railway the area is remote from the settlement. The parcel as a whole forms an important buffer between the settlement and the A27.
Character of the wider landscape: Urban settlement to the north, Conservation Area with industrial and residential beyond to the east. A27 acts as a barrier to the south as does A3 to the west.
Relationship with adjacent wider countryside: Parcel has links with vestigial countryside to east Cut off from wider countryside due to major roads to south and west.
Contribution to the gap between settlements: More important as a setting for Old Bedhampton as the area is not directly between Bedhampton and Farlington, it is not widely visible generally and only from the train when travelling east to west between the settlements. The A3 corridor provides a physical and visual barrier between the settlements.
Historic links with the wider area if known: None known

Ecological links with the wider area if known: None known	Recreational links with the wider area: PROW to east with limited links to wider network but somewhat isolated due to presence of railway and major roads on two sides. Southern part of parcel sandwiched between road and railway albeit with footpath to east leading to footbridge.	VDS/Parish Plan – relevant extracts: Old Bedhampton Conservation Area- Character Appraisal 1994 HBC: ‘Fine example of a Victorian brick railway bridge’ to eastern boundary of parcel. ‘The character of Old Bedhampton and its open undeveloped setting have remained remarkably intact’. Norman church. ‘General character of the conservation area is of detached properties within substantial grounds’. Some modern buildings reflect the traditional building types, however some are ‘less compatible’. Substantial number of significant trees. ‘Still enjoys...an open undeveloped setting’. ‘South of the railway line the open fields of Kingscroft Farm, adjoining the Hermitage Stream, provide the setting to the east of this part of the Conservation area’.
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Land parcel: 13.1

Land parcel map:

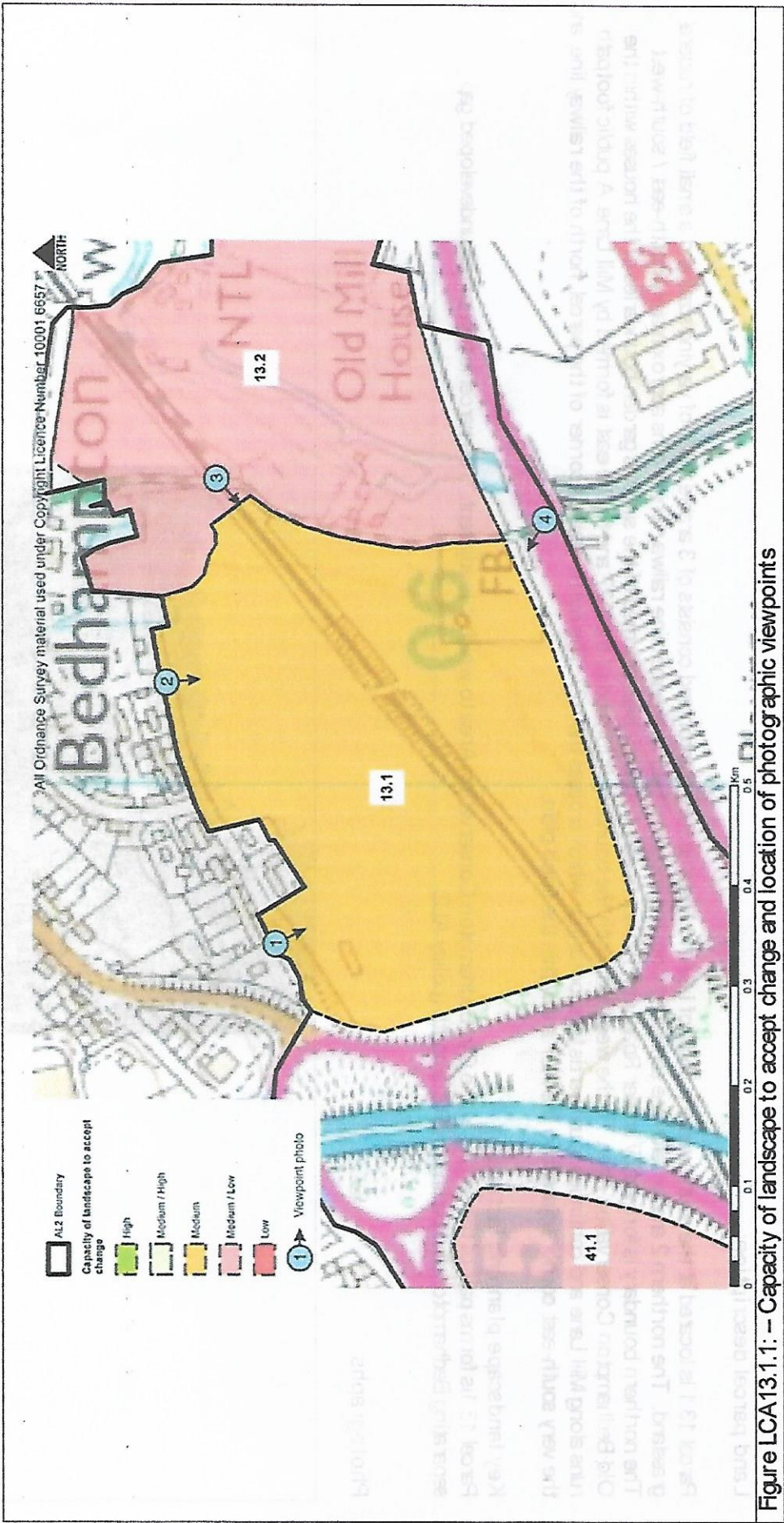


Figure LCA13.1.1: – Capacity of landscape to accept change and location of photographic viewpoints