

Figure 13: Local landscape character areas (LLCAs)

LLCA 1: Old Manor Farm



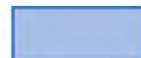
- Arable fields, somewhat isolated from wider landscape by transport infrastructure
- Low-lying and gently sloping topography
- Constant noise from major roads nearby
- Intermittent noise and influence from moving trains
- Bisected by railway line
- Generally good native hedgerows, embankment vegetation and some patches of ruderal vegetation
- Bisected by coniferous shelterbelt in east
- Group of trees adjacent to agricultural bridge
- Eastern part of LLCA (beyond shelterbelt) forms part of setting for conservation area.
- Adjacent to Conservation Area (Old Manor Farm)
- Subject of Tree Preservation Order (TPO) Area.
- Grade 1 agricultural land
- No public access
- Northern part influenced by properties on Lower Road
- Small industrial unit/yard unit to north west
- Grassed bridge with positive character but unlisted

LLCA 2: 19th/20th Century housing



- Mixed age and style housing from 19th century onwards. No listed buildings. Detached, semi-detached and terraced houses and bungalows of generally suburban appearance set within mature gardens. Some Victorian former workers cottages.
- Mixed boundaries (hedges, fences, open lawns, some walls).
- Some mature trees
- Eastern part of LLCA forms part of setting of conservation area
- Good condition
- Sloping topography; falls from north to south
- Constant noise from major roads nearby (especially in south and west). Northern part influenced by traffic on Bedhampton Hill Road.
- Lack of kerbs and pavements on Lower Road
- Some TPO trees and TPO areas
- Public footpath links Bedhampton Hill Road with Lodge Road
- Southern edge along Lower Road has a rural outlook

LLCA 3: Old Bedhampton Conservation Area (north)



- High concentration of listed buildings and TPO trees
- Mature gardens with extensive tree cover (native and ornamental)
- Variety of architectural styles of vernacular materials
- Some negative influence of modern housing on western edge, adjacent to The Elms.
- Grass verges and stream to unkerbed Brookside Road create rural feel
- Variety of boundary treatments including hedges and historic and listed walls
- Bisected by railway line; northern part more developed and centred around church, southern part centred on The Old Mill House.
- The brook and Hermitage Stream are notable features
- The Old Mill House has literary connections with John Keats
- Crossed by Wayfarer's Way and The Hampshire Way long-distance footpaths
- Good condition and generally tranquil. Southern section of LLCA influenced by intermittent trains and A27.

LLCA 4: Old Bedhampton Conservation Area (Old Manor Farm)



- Conservation area newly designated in 2019 and separated from core of conservation area by built form, fields and vegetation
- Farm-workers cottages and former farm buildings dating circa 1900 converted to residential use.
- Majority of buildings t listed as 'positive' in revised Old Bedhampton Conservation Area appraisal (excluding Manor Barn)
- Mixed boundaries (hedges, timber) separate farm from adjacent fields.
- Some mature trees including TPO tree to north of no. 3 Farm Cottages
- Good condition
- Influenced by noise from intermittent trains and A27.
- Lack of kerbs and pavements on Lower Road give semi-rural character
- Influenced by housing to the north
- Views to south across open fields towards railway/A27

Figure 14: Zone of theoretical visibility (ZTV)

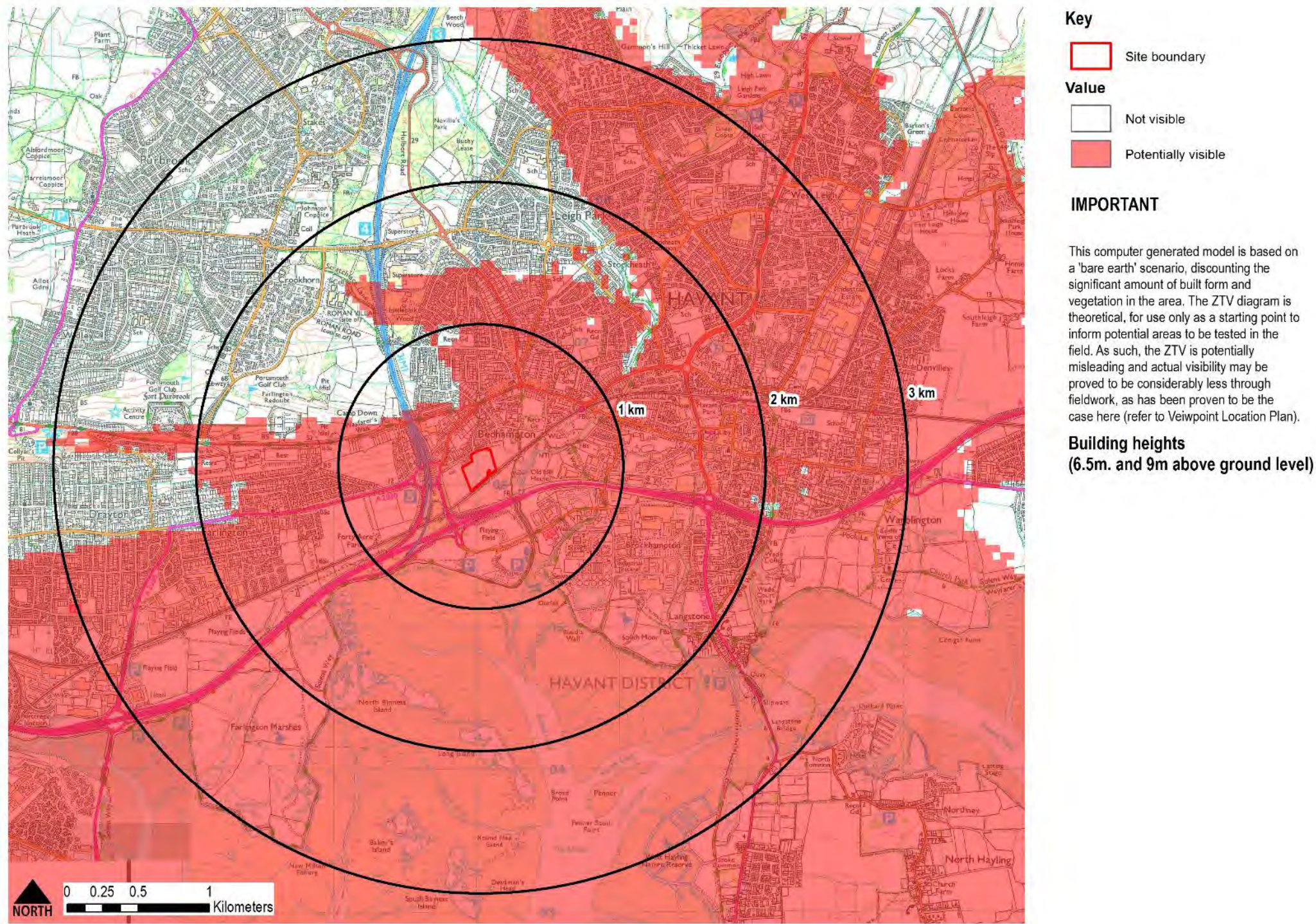


Figure 15: Viewpoint Location Diagram

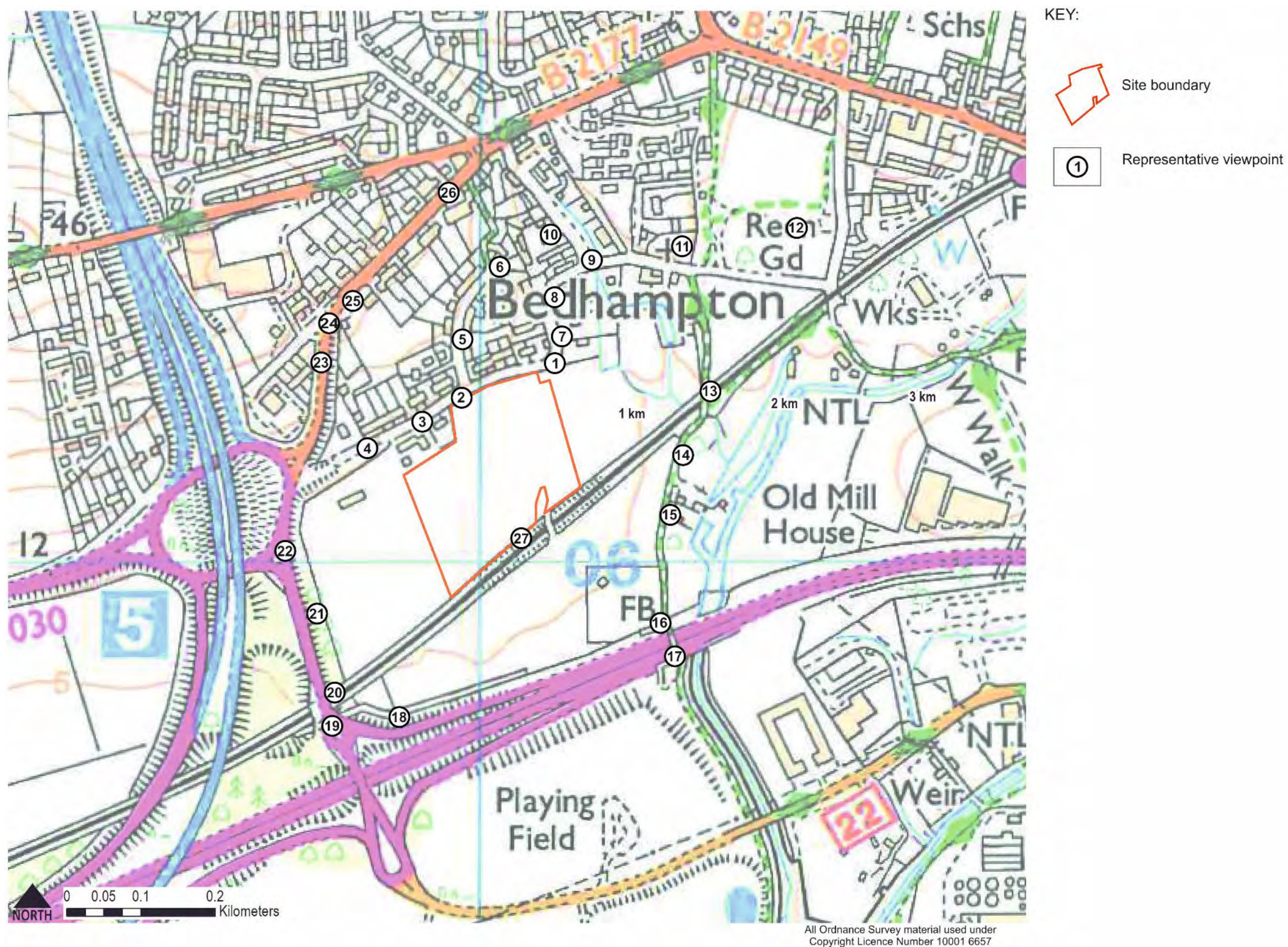


Figure 16: Viewpoint Location Diagram

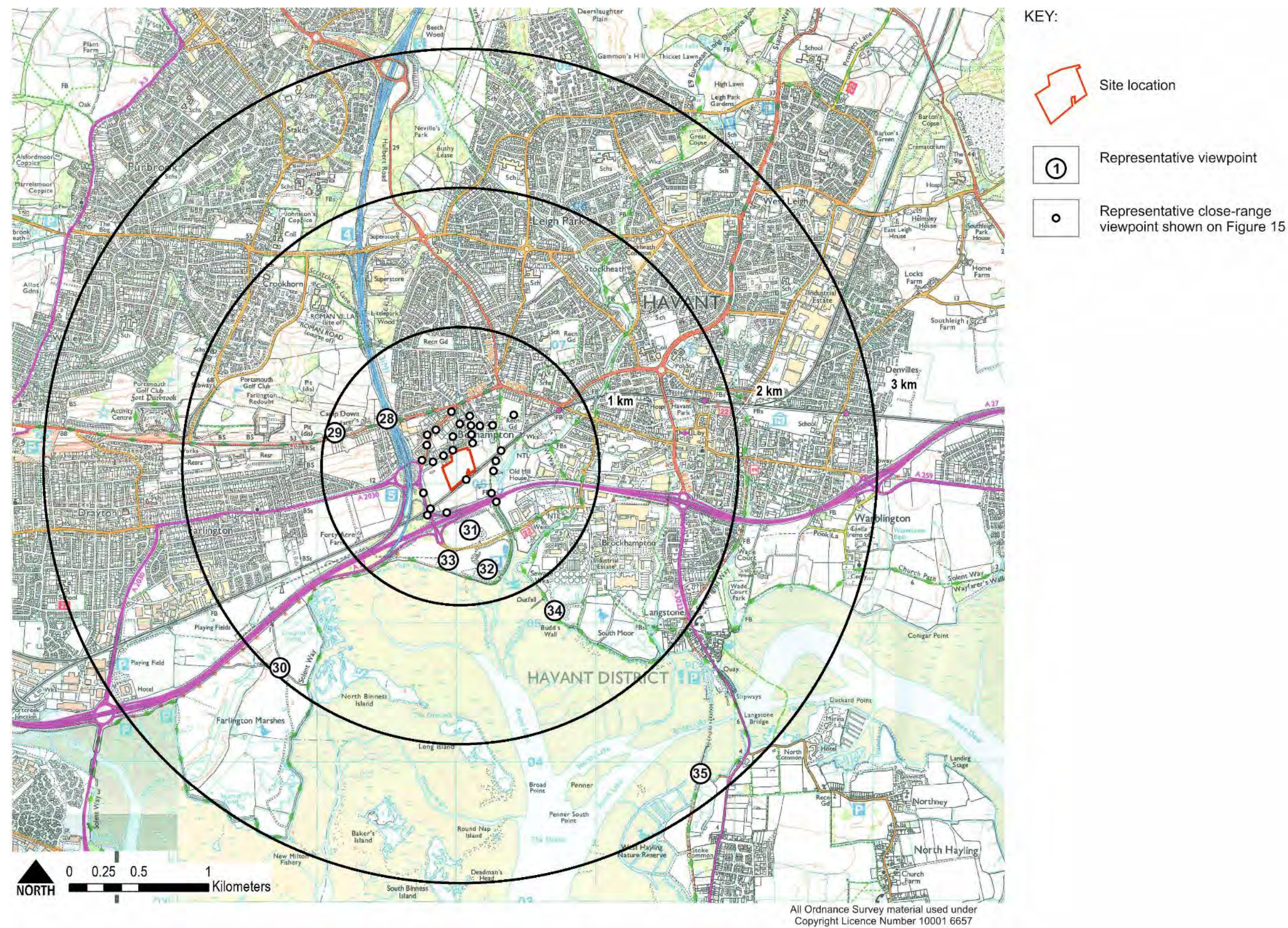


Figure 17: Photographs 1 -2



Viewpoint 1: Panoramic view south and south-west from Lower Road adjacent to existing site entrance; approx. 150m from centre of site and on boundary of Old Bedhampton Conservation Area (Character Area 1: Historic Settlement). Ground plane visible through field gate and through/over hedgerow with views to boundary vegetation. Manor Barn (within newly designated extension to Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm)) visible above hedgerow and seen against wooded backdrop of field/highways boundary. In winter views may be more open. Receptors will be motorists, pedestrians and local residents.



Viewpoint 2: Panoramic view east to west along Lower Road adjacent to site boundary and newly designated Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm); approx. 100m from centre of site. partial views of ground plane visible through boundary vegetation. In winter views may be more open. Receptors will be motorists, pedestrians and local residents.

Figure 18: Photographs 3-4



Viewpoint 3: Panoramic view east from Lower Road, adjacent to newly designated Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm); approx. 120m from centre of site. No view of ground plane of site. Partial view of coniferous shelter belt on site boundary over boundary hedge. Receptors will be motorists, pedestrians and local residents.



Viewpoint 4: Panoramic view east from Lower Road; approx. 200m from centre of site. No view of ground plane of site due to intervening vegetation and built form. Partial views of coniferous shelter belt, boundary trees and proposed built form maybe be possible in winter, seen through intervening vegetation. Receptors will be motorists, pedestrians, local residents and workers in the industrial unit.

Figure 19: Photographs 5-7



Viewpoint 5: View south from Lodge Road; approx. 200m from centre of site. View over boundary hedge across ground plane to trackside vegetation framed by built form of Lodge Road. Receptors will be motorists, pedestrians and local residents.



Viewpoint 6: View south from Lodge Road; approx. 300m from centre of site. No view of site due to intervening landform and vegetation.



Viewpoint 7: Panoramic view south-east from Lower Road; approx. 200m from centre of site within conservation area. Partial view of ground plane of site through access point, no view of wider site due to existing intervening coniferous shelterbelt. Receptors will be motorists, pedestrians and local residents within the conservation area.

Figure 20: Photographs 8-10



Viewpoint 8: View south from Lower Road; approx. 250m from centre of site within conservation area, adjacent to The Elms. Barely discernable view of ground plane of site through access point. No view of wider site due to intervening vegetation and built form. Receptors will be motorists, pedestrians and local residents within the conservation area.



Viewpoint 9: View south-west from Brookside; approx. 300m from centre of site within conservation area. No view of site due to intervening vegetation and built form.



Viewpoint 10: View south from Brookside Road; approx. 350m from centre of site. No view of wider site due to intervening vegetation and built form. Receptors will be motorists, pedestrians and local residents.

Figure 21: Photographs 11-12



Viewpoint 11: View south-east from the church of St Thomas the Apostle; approx. 400m from centre of site and within conservation area. No view of site due to intervening vegetation and built form.



Viewpoint 12: Panoramic view south-east from the Bidbury Mead Recreation Ground; approx. 500m from centre of site. No view of site due to intervening vegetation and built form.

Figure 22: Photographs 13-14



Viewpoint 13: Panoramic view east from PROW (Wayfarer's Walk/ The Hampshire Way) on viaduct on Mill Lane; approx. 250m from centre of site and within conservation area. No view of ground plane of site due to coniferous shelterbelt on site boundary.

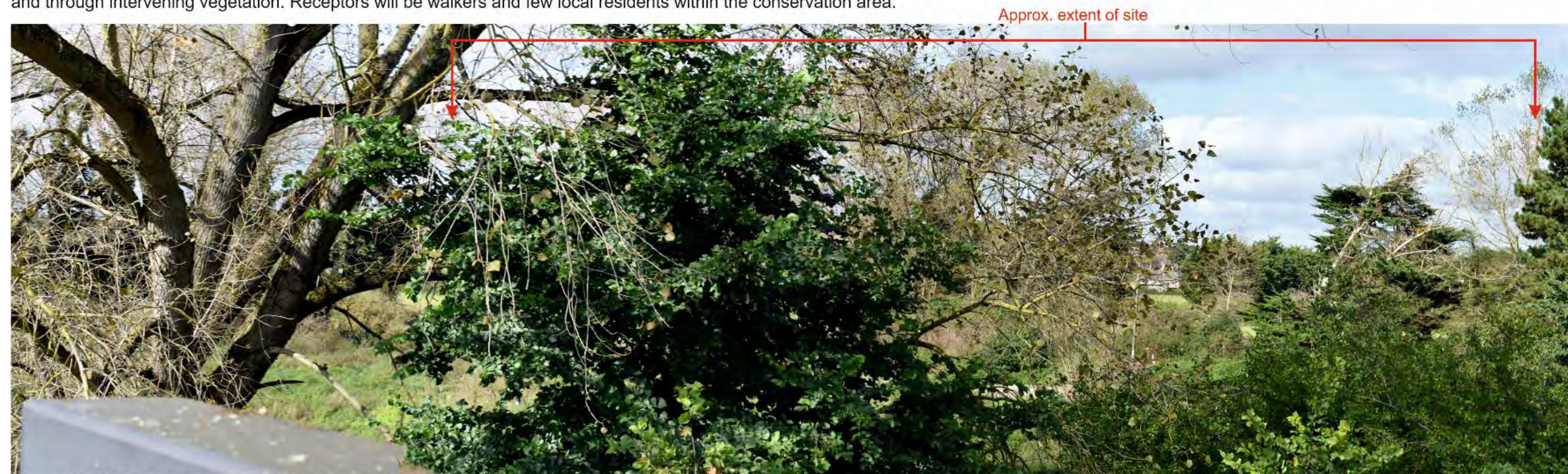


Viewpoint 14: Panoramic view east from PROW (The Hampshire Way) Mill Lane; approx. 200m from centre of site and within conservation area. No view of ground plane of site due to boundary vegetation. Partial views of proposed built form may be possible above and through intervening vegetation. Receptors will be walkers and few local residents within the conservation area.

Figure 23: Photographs 15-16



Viewpoint 15: Panoramic view north-east from PROW (The Hampshire Way) Mill Lane; approx. 250m from centre of site and within conservation area. No view of ground plane of site due to boundary vegetation. Partial views of built form on Lower Road possible through existing vegetation, possibly more open in winter. Partial views of proposed built form may be possible above and through intervening vegetation. Receptors will be walkers and few local residents within the conservation area.

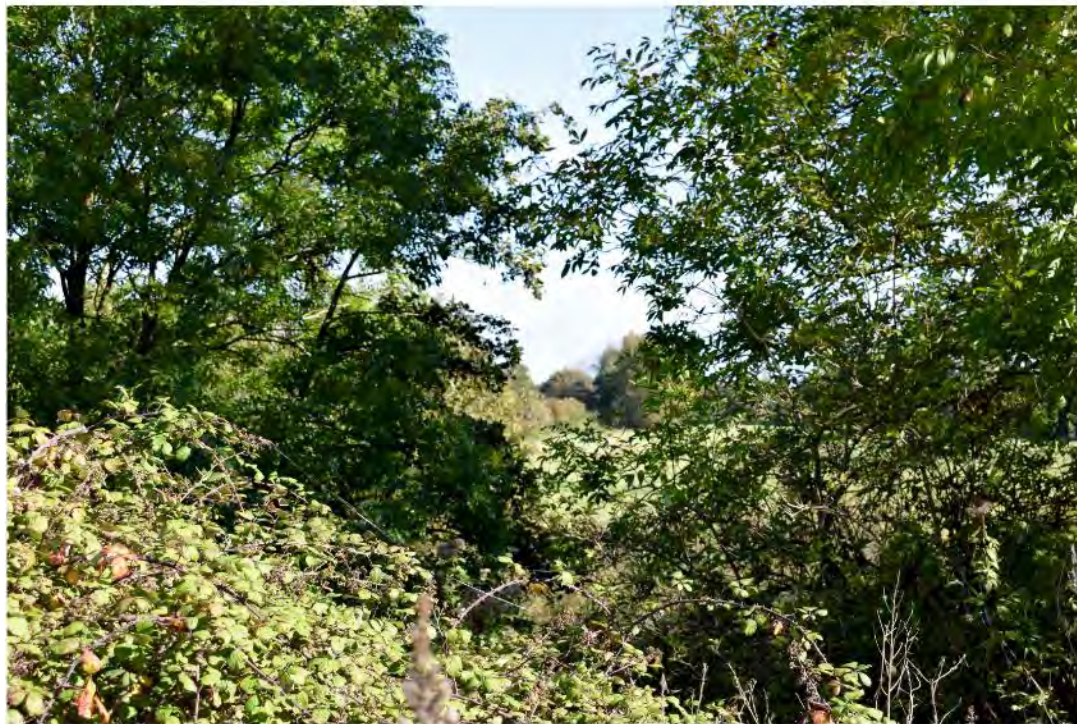


Viewpoint 16: Panoramic view north-west from PROW (The Hampshire Way) on footbridge crossing A27; approx. 300m from centre of site. Partial views of ground plane of site and of built form on Lower Road possible through intervening vegetation. In winter views may be more open. Partial views of proposed built form may be possible above and through intervening vegetation. Receptors will be walkers.

Figure 24: Photographs 17-18

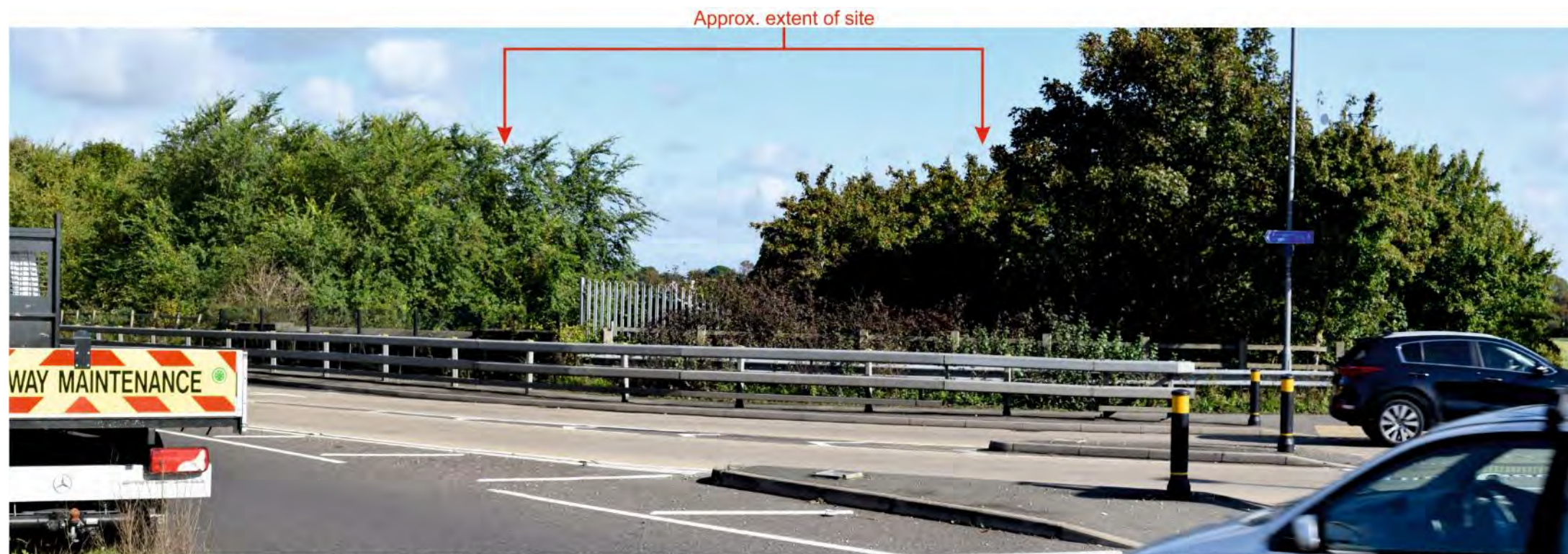


Viewpoint 17: Panoramic view north-west from PROW (The Hampshire Way) on footbridge crossing A27; approx. 350m from centre of site. No views of ground plane of site due to intervening vegetation. Partial views of built form on Lower Road possible through intervening vegetation. In winter views may be more open. Partial views of proposed built form may be possible above and through intervening vegetation. Receptors will be walkers.



Viewpoint 18: View north-east from A27 sliproad; approx. 400m from centre of site. No views of site due to intervening vegetation.

Figure 25: Photographs 19-20



Viewpoint 19: Panoramic view north-east from A27 sliproad; approx. 400m from centre of site. No view of ground plane of site due to intervening vegetation. Partial view of built form on Lower Road possible through existing vegetation. Views of proposed built form may be possible through existing vegetation. In winter views may be more open. Receptors will be motorists and few pedestrians.



Viewpoint 20: Panoramic view north-east from A27 sliproad on bridge over railway; approx. 400m from centre of site. Open view of ground plane of site with backdrop of built form on Lower Road and of coniferous shelterbelt. View is framed by roadside vegetation. Receptors will be motorists and few pedestrians.