Landscape and Visual Impact Appraisal

Manor Farm,
Bedhampton

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1. INTRODUCTION

1.1. The terra firma Consultancy was appointed in May 2017 to carry out a landscape and visual impact appraisal for land at Manor Farm, Bedhampton to support the development of the land for housing.

1.2. This document provides an impartial assessment of the landscape and visual effects of the proposals.

1.3. The objectives of the Landscape and Visual Impact Appraisal (LVIA) are as follows:

- To identify and describe the elements and characteristics of the landscape and visual amenity within the study area;
- To systematically evaluate potential effects of the proposed development on the character of the physical landscape and visual amenity in order to influence the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.

1.4. The report describes the following:

- Proposed development
- Site location;
- Planning context;
- Design evolution
- Scope and methodology of the study;
- Landscape baseline, landscape effects, mitigation strategy and residual landscape effects;
- Visual baseline, visual effects, mitigation strategy and residual visual effects;
- Summary of potential effects and compliance with policy
- Opportunities for enhancement
- Conclusions.

2. PROPOSED DEVELOPMENT

2.1. The outline proposals comprise the development of 50 houses and bungalows, associated highways, public open space (including community orchard and children's' allotments), swales and the removal of the coniferous shelterbelt to the eastern boundary and its replacement with one comprising broad-leaved tree species.

2.2. Figure 1 shows the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed. Section 5 below gives a description of the iterative design approach which allowed emerging findings from the LVIA to influence proposals.

3. SITE LOCATION

3.1. The site is located to the south west of Bedhampton, Havant (refer to Figure 2 Site location).

4. PLANNING CONTEXT

4.1. Designations

4.1.1. Designations of relevance to landscape and visual matters within the study area are shown on Figure 4 and listed below along with relevant purposes and guidelines:

4.1.2. The site is not subject to any nature or heritage designations. It lies to the west of Old Bedhampton Conservation Area. The closest listed building to the site is the Grade II listed 'The Elms' which lies approx. 100m to the north of the site boundary. The closest Scheduled Monument is Bevis's Grave Long Barrow which lies approx. 700m to the north-west of the site boundary. Historic maps of the site are shown at Figure 3.

4.1.3. Langstone Harbour, which at its closest lies approximately 600m to the south-west of the site, is an important area of saltmarsh which is a valuable habitat for birds and is designated at international, national and local levels as a RAMSAR site, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SPAC) and a Special Protected Area (SPA). The site is also is located approximately 1.1km to the east of Farlington Marshes Local Nature Reserve and approximately 450m to the east of the Site of Importance for Nature Conservation (SINC) on Bedhampton Hill.

4.1.4. Chichester Harbour AONB lies approximately 2.2km to the south-east of the site but it is not considered that the site forms part of its setting.

4.2. Planning policy and evidence base

4.2.1. **National Planning Policy Framework (NPPF 2019):** The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by:

- 'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)
- 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*

4.2.2. **Havant Borough Core Strategy (2011):** The relevant policies of the Havant Borough Core Strategy as they relate to the site and its landscape setting are concerned with the following:

- Creating new open spaces close to housing developments and the provision of additional allotments. (Policy CS1)
- Creating developments which provide well-lit footpaths and cycle ways (providing this does not adversely affect designated habitats or landscapes), maximising opportunities for natural surveillance and the amount of 'defensible space'. (Policy CS8)
- Protecting and enhancing key landscape principles (as set out in the Havant Borough Townscape, Landscape and Seascape Character Assessments), designated landscapes, and habitats, areas designated for nature conservation or heritage and the best and most versatile agricultural land. (Policy CS11)
- Maintaining, managing and improving green infrastructure. (Policy CS13)
- Responding to existing features of natural, historic or local character, integrating with existing landscape features and promoting biodiversity. (Policy CS16)
- Tenure blind design. (Policy CS16)

- Protecting and enhancing local habitats and landscape distinctiveness including features of nature conservation or amenity importance and providing new landscape works that successfully integrate with the local environment. (Policy DM8)

4.2.1.1. **The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in HBC (2015**) considers the open fields to the south of Lower Road ascribed a medium landscape sensitivity. This report also recommends that the part of the parcel which contains the site 'is considered further as a potential growth area' as it would 'relate well to the existing development north of Lower Road and could be contained by the existing tree belt to the east'.

4.2.3. **Havant Borough Council Borough Design Guide Supplementary Planning Document (2011):** The relevant guidance within the Havant Borough Council Borough Design Guide as it relates to the site and its landscape setting is concerned with the following:

4.2.4. To encourage the retention of the characteristic flint and red brick walls as boundary treatment, where appropriate and for new development to reflect this (refers to '2b. Bedhampton and Brockhampton - Residential Suburb' which lies to the immediate north of the site and '2c. Bedhampton - Historic Core' which lies to the north-east).

4.2.5. **Havant Borough Council Old Bedhampton Conservation Area (1994):** Old Bedhampton Conservation Area lies to the north-east of the site. The relevant features of the Conservation Area guide as they relate to the site and its landscape setting are concerned with the following:

- The contribution of trees, groups of trees and shrubs to the character of the conservation area and their role as a natural foil to the buildings.
- The softening effect of tree and shrub planting behind walls.
- The presence of individual trees of significant size and situation.
- The relationship of the old village to the surrounding countryside and open spaces.
- Informal roads with grass verges.
- Demarcating boundaries with brick walls or hedges.

4.3. Landscape Character Assessment

4.3.1. **National Character Assessment (NCA, 2014)**: The site is within the NCA Character Area 126: South Coast Plain which covers a large area of land stretching from Fareham to Brighton. The relevance of the NCA to the particular features of the site and its setting are limited and it is considered more instructive to consider landscape character at a local level. This report therefore looks in detail at the borough landscape character assessment.

4.3.2. **Havant Borough Townscape, Landscape and Seascape Character Assessment (2007):** The site lies within Landscape Character Area (LCA) 13: Historic Bedhampton and comprises Landscape Character Type H: Open lower harbour plain.

4.3.3. Characteristics of Landscape Character Area 13: Historic Bedhampton relevant to the site and surrounding area include:

- Small fields with a mix of arable and grassland enclosed by hedgerows.
- The north west of this area is largely urban with habitats existing through elements such as gardens and street trees.
- The south west of the site consists of a large patch of arable land which is bordered by a strip of parkland with two patches of arable land/grassland in rotation at the south west and south eastern corners: the south eastern patch being significantly larger than the south western.
- East of the arable land there is an area of residential development which provides habitat through gardens and is bordered by running water and a thin strip of broadleaved woodland.

- To the north of this waterway there is a large area of calcareous unimproved/semi-improved grassland which is bordered by patches of arable land/grassland in rotation and urban development.
- The east of the area, like the north west, consists of urban development with habitats evident through street trees, gardens and similar landscape elements.
- The western half and south of the railway line is defined by medium sized regular fields, which still survive as existing hedgerows.
- Low density development with subsequent large rear gardens, mixed boundary treatment including flint, red brick walls and hedgerows.
- Loose settlement grain with substantial houses in large plots.
- Winding alignment of roads and lanes with low density development of large dwellings form character of historic core.
- Noise from the A3 (M) and the junction with the A27 (T) is persistent on the western edge of Bedhampton.

4.3.4. Specific local key issues of Landscape Character Area 13: Historic Bedhampton relevant to the site and surrounding area include:

- *Development eroding settlement character.*
- *Settings of listed buildings could be affected by further infill development.*
- *Calcareous grassland is an important ecological resource.*
- *Noise from the A3 (M).*

4.3.5. The landscape strategy is to conserve and enhance the local character but the following specific guidelines also apply:

- *Encourage hedgerow management to improve visual quality of open land to the south*
- *New development should respect and relate to the character of the historic core*

4.3.6. Characteristics of Landscape Character Type H: Open lower harbour plain relevant to the site and surrounding area include:

- *A mix of high grade agricultural soils supporting intensive arable production with contrasting poor quality soils along the harbour edge producing areas of rough grassland.*
- *Medium size predominantly arable fields with sparse intermittent hedgerow vegetation.*
- *Small woodland copses and hedged paddocks form features adjacent farmsteads.*
- *Occasional woodland shelter belt sited randomly within the open landscape plain.*
- *Woodland tends to be broadleaved woodland with no ancient, semi-natural woodland occurring within this character type.*
- *This is one of the few landscape types within the Borough where rural villages and hamlets survive within their rural landscape context.*
- *Flint and brick boundary walls are a particular feature within this landscape type.*
- *The open character allows long views and big skies across the flat agricultural plain. Vertical elements can become prominent landmarks within this open landscape which can provide interesting features, restrict views or degrade the overall landscape character.*
- *Due to the open character noise can carry from busy traffic arteries.*

4.3.7. Specific local key issues of Landscape Character Type H: Open lower harbour plain relevant to the site and surrounding area include:

- *The small village settlements could see some additional built development, which could*

result in the increase in artificial lighting, erosion of the existing rural character, settlement pattern and an increase in traffic on the rural roads.

- *The scarcity of unspoilt rural settlements within the borough, which are considered desirable residential locations, results in pressure for infill and backfill development.*
- *There is a likelihood of further pressure for the development of suburban-style estates of large 'executive' homes to cater for people with more urban tastes who wish to live close to their yachts.*

4.3.8. The following specific guidelines also apply:

- *Seek to protect the current habitat mosaic and where appropriate enhance the ecological diversity through appropriate habitat creation*
- *Consider the impact of new development on the ecological resource and its connectivity, inappropriate development may break up the existing habitat mosaic and make movement between one habitat and another more difficult*
- *Improve boundary treatment with tree and shrub planting along adjacent areas of open urban development*
- *Improve the quality of hedgerows along field boundaries and maintain and manage and plant new hedgerow trees*
- *Enhance habitat connectivity through street trees and the creation of new habitat patches to make the movement of wildlife between habitats more simple*
- *Encourage the use of field margins for ecological benefits by providing habitat through hedgerows and land that is not cultivated for farming*
- *Maintain and enhance broadleaved woodland as it is a valuable ecological resource*
- *Further infill or backfill development within rural settlements should be resisted as this would fundamentally alter the authentic irregularity and density of settlement morphology*
- *Avoid the development of suburban style estates of large homes in this area of otherwise relatively authentic settlement pattern*
- *Encourage the use of locally distinctive materials such as flint and brick for boundary features, and discourage the use of timber fencing*
- *Proposed areas for car parking should not visually intrude into open areas of the landscape. Any proposed mitigation planting must relate to the surrounding vegetation pattern and consist of local native plant species*
- *New infrastructure should have a simple rural character, avoid unnecessary signage and suburbanising trends i.e. lighting.*

4.4. Summary of implications of policy and designations for proposals

4.4.1. The key points that should be addressed in the development of the proposals are summarised as follows:

- Protect existing natural and heritage assets and the character of the conservation area. Take design cues from the surrounding character area, avoiding suburbanisation.
- Protect and enhance existing habitat and green infrastructure.

5. DESIGN EVOLUTION

5.1. Initial appraisal work identified a number of constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the design proposals (described in 2 above) to eventually form the basis for the LVIA (Figure 5).

5.2. Key issues raised during the design process are summarised below:

- Conserving the setting of Old Bedhampton Conservation Area and visual connections to Old Manor Farm and the railway bridge.
- Removal of the coniferous shelterbelt which lies along the eastern boundary following an arboricultural assessment which classified the trees as Category U (unsuitable for retention) and recommended their removal 'for health and safety reasons regardless of any redevelopment proposals'.

6. SCOPE AND METHODOLOGY OF STUDY

6.1. Scoping of the study

6.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.

6.1.2. The landscape character of the wider area, as described by landscape character assessments carried out at district level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study.

6.1.3. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views The remaining areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

6.2. Methodology Guidance

6.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and 'Landscape Character Assessment: Guidance for England and Scotland' (The Countryside Agency and Scottish Natural Heritage, 2002).

6.3. Desktop research

6.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

6.4. Method statements

6.4.1. The ZTV was created in ArcMap by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.

6.4.2. The photographic survey was undertaken in October 2017, meaning that vegetation was with some leaf cover, therefore not able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted in the photograph descriptions.

6.5. Evaluation criteria

6.5.1. The evaluation criteria for both the landscape and visual effects are set out in Appendix 1 LVIA Methodology.

6.6. Limitations and assumptions

6.6.1. Limitations and assumptions of the study can be summarised as follows:

- Distances of viewpoints were approximated from the centre of the site;
- Where no direct view of the site was available, direction may have been estimated.
- Visibility from individual private buildings or land has not been checked as part of the LVIA fieldwork. Where important, views from private buildings have been estimated from within the site.
- Ground heights were estimated from OS mapping where topographic information was not available.
- Seasonal limitation provided by leaf cover dictates that winter visibility is estimated.

7. LANDSCAPE BASELINE CONDITIONS

7.1. Description of existing site and setting

7.1.1. The site is irregularly shaped and comprises an area of arable farmland lying to the south of Lower Road of approximately 4.1 hectares. The field is bounded to the south by hedgerow and small trees with the railway cutting beyond. A brick and stone agricultural bridge crosses the railway and leads to the fields to the south of the railway. To the west the site is open to the rest of the field with a strip of woodland and the A27/A3(M) junction beyond. The northern boundary comprises a native hedgerow and the garden boundaries of the converted farm buildings of Manor Farm and Farm Cottages which front Lower Road. The eastern boundary extends slightly to the east of a mature coniferous shelter belt. Access to Lower Road is via the parcel of land to the east of this shelterbelt and an existing field gate.

7.1.2. The site is generally flat and slopes gently from approximately 9m AOD along the northern boundary to approx. 6m AOD in the south-east corner. The wider landform is generally flat and low lying to the south but rises to approximately 70m AOD at Farlington Redoubt, some 1.5km to the north-west which forms the eastern extent of the ridge of Portsdown Hill which then drops down into Bedhampton. Refer to Figures 6 to 10 Existing Site and Figure 11 Topography.

7.1.3. Extracts from historic OS maps which illustrate recent changes to the landscape are included at Figure 3.

7.1.4. The soil is categorised as ‘Grade 1 - excellent quality agricultural land’.

7.2. Landscape character of the site and its setting

7.2.1. The site lies within the wider Havant Borough Council LCA 13: Historic Bedhampton as described above in section 4.3. To give a more detailed understanding of landscape character of the site and its immediate setting, the area has been divided into 3 local landscape character areas (LLCA). These have the potential to be impacted on by the proposed development and form the landscape character receptors against which the proposals are assessed. Refer to Figures 12 and 13 for the extent of these and descriptions of their key characteristics.

8. APPRAISAL OF LANDSCAPE EFFECTS

8.1. Using evaluation criteria (Appendix 1) for selection, all LLCAs likely to be affected by the proposed development are assessed below as landscape receptors. These are LLCA 1 – 3 and wider HBC LCA 13: Historic Bedhampton. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1).

8.2. LLCA 1: Old Manor Farm (includes site)

8.2.1. Sensitivity

Value: LLCA 1 is not part of any designated landscape but the north-eastern part forms part of the setting of Old Bedhampton Conservation Area. It is generally in good condition but lacks tranquillity especially in the east and south due to the proximity of the A27/A3(M) and the bisecting railway which are intrusive elements. The topography appears intact, although severed by the railway cutting, and the boundary vegetation comprises some generally good hedgerows and occasional trees, especially adjacent to the railway bridge although the coniferous shelterbelt is incongruous. The coniferous tree belt separates the western part of the LLCA (which comprises the development site) from the part adjacent to the conservation area which has a more enclosed and intimate character. The soil is categorised as Grade 1 (excellent quality agricultural soil) and the site does not lie within a flood zone although lower-lying areas appear damp. The LLCA is disconnected from the wider landscape by transport infrastructure and the northern part is influenced by the suburban character of Lower Road. The Hampshire Historic Landscape Assessment categorises this LLCA as belonging to type '1.10: medium regular fields with straight boundaries (parliamentary type enclosures)' which date from late 18th and 19th Centuries or later. This fieldscape was bisected by the railway line in 1847. There is no public access to the site.

8.2.2. This LLCA includes elements of the wider LCA referred to in the HBC Landscape Character Assessment although no value is ascribed to it. It is also exhibits some of the typical characteristics of the wider Landscape Character Type H: Open lower harbour plain such as 'medium size predominantly arable fields with sparse intermittent hedgerow vegetation' (western part), 'big skies' and to some extent 'rural villages and hamlets…[surviving]…within their rural landscape context' (eastern part). On balance we ascribe this area a medium value.

8.2.3. Susceptibility to specific type of change: It is not considered that the proposed type of development would be wholly out of character with the LLCA as it would have a strong relationship with residential properties on Lower Road occupying a 'settlement edge' position cut off from the wider landscape. The coniferous shelterbelt serves to separate the more sensitive conservation area from the proposed development site. This is considered to be a moderate susceptibility to change.

8.2.4. On balance, the two above elements equate to this LLCA being of **medium sensitivity.**

8.2.5. Magnitude of effect:

The proposed development would introduce built form, public open space, highways and associated landscaping including tree and shrub planting to the northern part of this LLCA where there is currently open farmland. The existing coniferous shelterbelt which forms the eastern boundary would be replaced in phases by a broadleaved tree belt with native shrub understorey creating over time a more appropriate boundary and providing landscape and biodiversity enhancements in line with the LCT guidelines. However, on balance, the proposed development would result in a **high adverse magnitude of effect** mainly affecting the site with the rest of the LLCA less affected. Combined with a medium sensitivity, the overall landscape effect would be **major/moderate adverse**. This effect is considered significant in line with the methodology (see Appendix 1), and is to be expected as a result from development of the site, with the remaining LLCA affected to a lesser effect.

8.3. LLCA 2: 19th and 20th Century housing

8.3.1. Sensitivity

Value: LLCA 2 is not part of any designated landscape but the eastern edge forms part of the setting of Old Bedhampton Conservation Area with which it shares a boundary. It is suburban in character and in generally good condition but lacks tranquillity in parts due to the proximity of the A27/A3(M). The topography appears intact and there are well-vegetated gardens. Only the southern part of the LLCA has a relationship with the adjacent farmland.

8.3.2. This northern part of this LLCA is referred to in the HBC Landscape Character Assessment as 'largely urban' and no value is ascribed to it. On balance we ascribe this area a low value.

8.3.3. Susceptibility to specific type of change: It is not considered that the proposed type of development would be out of character with the LLCA which is urban/suburban and has a low susceptibility to the type of change proposed (views from the area are dealt with in section 11 below). This is considered to be a low susceptibility to change.

8.3.4. On balance, the two above elements equate to this LLCA being of **low sensitivity**.

8.3.5. Magnitude of effect:

The proposed development would introduce built form, public open space, highways and associated landscaping including tree and shrub planting to the south of this LLCA where there is currently open farmland. The proposed development would result in a **low adverse magnitude of landscape effect** – only the character at the edge of the area would be affected by the introduction of built form and in some respect the edge character would be improved with enhanced management of the existing hedgerow and the replacement of the coniferous shelterbelt with broadleaved trees. The proposed development and associated landscaping may also serve to buffer the LLCA from the adverse effects of the A27/A3(M). Combined with a low sensitivity, the overall landscape effect would be **minor adverse**. This effect is not considered significant in line with the methodology (see Appendix 1).

8.4. LLCA 3: Old Bedhampton Conservation Area (north)

8.4.1. Sensitivity

Value: LLCA 3 is the northern part of Old Bedhampton Conservation Area and this designation reflects its high value due to its historic character. It is in good condition and generally tranquil although there is some local influence from the railway line as it passes under the 'fine example of a Victorian brick railway bridge' (Old Bedhampton Conservation Area Appraisal) and from the A27. There are many listed buildings, TPO trees, mature gardens and historic brick walls within the LLCA although it is somewhat influenced by the suburban development to the west (LLCA 2). The LLCA is crossed by two long-distance footpaths, the Wayfarer's Way and The Hampshire Way. On balance we ascribe this area a high value.

8.4.2. Susceptibility to specific type of change: It is not considered that the proposed type of development would be wholly out of character with the LLCA which consists of residential development of varying ages and styles. The coniferous boundary within LLCA 1 serves to separate the more sensitive conservation area from the proposed development site and this is to be replaced with a more congruous broad-leaved woodland strip. This is considered to be a moderate susceptibility to change.

8.4.3. On balance, the two above elements equate to this LLCA being of **high sensitivity**.

8.4.4. Magnitude of effect:

The proposed development would introduce built form, public open space, highways and associated landscaping including tree and shrub planting to the south-west of this LLCA where there is currently open farmland. The enhanced management of the existing hedgerow and the replacement of the coniferous shelterbelt with broadleaved trees would ensure that the setting of the conservation area remained unaffected in the long-term. On balance, the proposed development would result in a **nil magnitude of landscape effect**. Combined with a high sensitivity, the overall landscape effect would be **neutral**. This effect is not considered significant in line with the methodology (see Appendix 1).

8.5. Wider LCA 13: Historic Bedhampton

8.5.1. Sensitivity

LCA 13 covers an area east of the A3(M) and north of the A27 between Portsdown Hill and the western edge of Havant and includes all of the LLCA described above (including urban,

suburban, agricultural areas and the conservation area). LCA13 is in generally good condition although is influenced in the south and west by transport infrastructure. The HBC Landscape Character Assessment Sensitivity Report (2007) ascribes this wider LCA a **medium sensitivity,** due to *inter alia* its open agricultural areas, long distance paths and the streams, streamside vegetation, large gardens and boundary features around historic Bedhampton, pre-1810 village areas, listed and varied buildings.

The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in HBC (2015) considers two parcels within this LCA with the open fields to the south of Lower Road ascribed a **medium landscape sensitivity.** This report also recommends that the part of the parcel which contains the site 'is considered further as a potential growth area' as it would 'relate well to the existing development north of Lower Road and could be contained by the existing tree belt to the east'.

8.5.2. Magnitude of effect:

The proposed development would introduce additional built form, public open space, highways and associated landscaping including tree and shrub planting to a small part of this LCA where there is currently open farmland adjacent to the settlement edge. The enhanced management of the existing hedgerow and the replacement of the coniferous shelterbelt with broadleaved trees would ensure that the setting of the conservation area remained unaffected in the long-term and would contribute to green infrastructure. On balance, the proposed development would result in a **medium adverse magnitude of landscape effect** as only a relatively small part of the LCA would be affected by the proposals and the majority of its key characteristics as listed at 8.5.1 (long distance paths and the streams, streamside vegetation, large gardens and boundary features around historic Bedhampton, pre-1810 village areas, listed and varied buildings) would remain unaffected. Combined with a medium sensitivity, the **overall landscape effect would be moderate adverse**. This effect is not considered significant in line with the methodology (see Appendix 1).

9. ADDITIONAL MITIGATION AND RESIDUAL LANDSCAPE EFFECTS

9.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified in the iterative design process and have been designed into the proposals described within section 2.

9.2. Additional mitigation measures will include the following:

- Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
- Protection of existing trees and hedges in accordance with arboricultural advice and method statements.
- Establishment of vegetation over time

9.3. A summary of residual effects is given below:

Landscape receptor	Sensitivity	Magnitude of effect	Landscape effects
LLCA 1	Medium	High adverse	Major/moderate adverse
LLCA 2	Low	Low adverse	Minor adverse
LLCA 3	High	Nil	Neutral
LCA 13	Medium	Medium adverse	Moderate adverse

10. VISUAL BASELINE CONDITIONS

10.1. Viewpoints represent as wide a range of situations as possible within the area of theoretical visibility as defined by the ZTV within the study area (see Figure 14) and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances.

10.2. Figures 15 and 16 indicates the location of photographic viewpoints. Figures 17 to 31 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint (e.g within the conservation area or an industrial estate), type and relative numbers of visual receptors and the visibility of the existing site. This forms the visual baseline. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the appraisal of effects in section 11 below. Where the proposed development is not likely to be visible, these viewpoints are not considered in the appraisal.

10.3. Close views are defined as those located between 0m and 1km, mid-range views between 1km and 2km, and distant views greater than 3km. The visual study zone has been limited to 3km, beyond which views are unlikely to be affected.

10.4. It should be noted that homeowners do not have a legal right to the views they enjoy, and accordingly this is not a material planning consideration. However, in accordance with industry guidance (the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition), an estimation of the visual impact experienced from private dwellings is a legitimate consideration in terms of the appraisal of visual effects, for the sake of completeness, and by way of providing context to any representations made by those homeowners to the planning authority.

10.5. Views from private houses which cannot be checked as part of this LVIA have been estimated by assessing the visibility from within the site, and the baseline situation is described at 11.7.

11. APPRAISAL OF VISUAL EFFECTS

11.1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1).

11.2. Views of a similar nature are grouped together and an overall appraisal of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

11.3. Effect on representative viewpoints 1, 2, 3 and 4– close views from Lower Road.

11.3.1. Views looking south, east and west from highway towards the site. Partial views of the ground plane are visible through the field gate and through and over the boundary hedgerow (viewpoints 1 and 2). Views of the coniferous shelterbelt on the site boundary are possible over the hedge from further west (viewpoints 3 and 4).

11.3.2. Sensitivity

Value: There is no value attributed to these viewpoints formally however it is considered that the views are generally positive and within a medium quality landscape and on balance we ascribe these visual receptors a medium value

Susceptibility to specific type of change: Receptors will be motorists and a small number of pedestrians in the setting of a semi-rural road on the edge of a settlement and are considered to have a moderate susceptibility to the specific type of change.

On balance, the two above elements equate to these visual receptors being of **medium**

sensitivity.

11.3.3. The proposals will introduce built form onto the site set behind the existing hedgerow and additional boundary vegetation. New houses will be of high quality design and materials and be framed within high quality landscape, in places looking across open space within the development and will be seen in the context of the edge of the existing settlement. In time the replacement tree line will screen views from the east. The magnitude of change would on balance be high adverse.

11.3.4. A medium sensitivity combined with high adverse magnitude of change would result in a **major/moderate adverse effect**. This effect – to be expected on views directly adjacent to the site- is considered significant in line with the methodology (see Appendix 1).

11.4. Effect on representative viewpoint 5 – close views from Lodge Road.

11.4.1. Views looking south from highway towards the site. Partial views of the ground plane are visible over the boundary hedgerow towards a wooded backdrop. Views are framed by residential properties.

11.4.2. Sensitivity

Value: There is no value attributed to these viewpoints formally however it is considered that the views are generally positive and within a medium quality landscape and on balance we ascribe these visual receptors a medium value.

Susceptibility to specific type of change: Receptors will be motorists and a small number of pedestrians in the setting of a residential road on the edge of a settlement and are considered to have a moderate susceptibility to the specific type of change

On balance, the two above elements equate to these visual receptors being of **medium sensitivity**.

11.4.3. The proposals will introduce built form onto the site set behind the existing hedgerow and additional boundary vegetation. New houses will be of high quality design and materials and be framed within high quality landscape, in places looking across open space within the development. The magnitude of change would on balance be **high adverse**.

11.4.4. A medium sensitivity combined with high adverse magnitude of change would result in a **major/moderate adverse effect**. This effect is considered significant in line with the methodology (see Appendix 1).

11.5. Effect on representative viewpoints 7 and 8 – close views from Lower Road.

11.5.1. Views looking south and south-east from highway within the conservation area towards the site. Partial views of the ground plane are visible through the field gate (viewpoint 7). Views of the coniferous shelterbelt on the site boundary are also possible (viewpoint 7). From further north on Lower Road views of the ground plane of the site are barely discernible (viewpoint 8).

11.5.2. Sensitivity

Value: These viewpoints lie within the Old Bedhampton Conservation Area which is designated for its ‘special architectural or historic interest‘ and as such we ascribe these visual receptors a high value.

Susceptibility to specific type of change: Receptors will be motorists and a small number of pedestrians in the setting of a semi-rural road on the edge of a settlement and the edge of the conservation area and are therefore considered to have a high susceptibility to the specific type of change.

On balance, the two above elements equate to these visual receptors being of **high sensitivity**.

11.5.3. The proposals will introduce partial views of built form onto the site set behind the existing hedgerow and additional boundary vegetation. New houses will be of high quality design

and materials and be framed within high quality landscape. In time the replacement tree line will screen views from the east. The magnitude of change would on balance be **low adverse.** (viewpoint 7) decreasing to **nil** further northwards (viewpoint 8).

11.5.4. A high sensitivity combined with low adverse/nil magnitude of change would result in a **moderate adverse/neutral effect**. This effect is not considered significant in line with the methodology (see Appendix 1).

11.6. Effect on representative viewpoints 14, 15, 16 and 17 – close views from PROW Mill Lane.

11.6.1. Views looking west and north-west from a PROW (The Hampshire Way). Viewpoints 14 and 15 are within the conservation area and views of the coniferous shelterbelt are possible, seen within a semi-rural context but with partial views of the settlement edge beyond. From the northern end of the A27 footbridge partial views of the ground plane are possible from an elevated position (viewpoint 16), also seen against the backdrop of the settlement edge and from the southern edge of the footbridge (viewpoint 17) no views of the ground plan are possible but views across the site towards the settlement edge are possible but influenced by the road and bridge in the foreground.

11.6.2. Sensitivity

Value: Viewpoints 14 and 15 lie on a National Trail within the Old Bedhampton Conservation Area which is designated for its ‘special architectural or historic interest‘ and as such we ascribe these visual receptors a ‘high’ value. Viewpoints 16 and 17 lie on National Trail but on a road bridge over a dual carriageway and as such we ascribe these visual receptors a medium value.

Susceptibility to specific type of change: Receptors will be walkers on a National Trail within a conservation area (Viewpoints 14 and 15) and on a National Trail crossing a busy dual carriage way (viewpoints 16 and 17) and are therefore considered to have a high susceptibility to the specific type of change (viewpoints 14/15) and a moderate susceptibility to change (viewpoints 16/17).

On balance, the two above elements equate to these visual receptors being of **high sensitivity** and **medium sensitivity** respectively.

11.6.3. The proposals will introduce built form onto the site set behind the existing and replacement vegetation. New built form may be visible over and through existing intervening vegetation. New houses will be of high quality design and materials and be framed within high quality landscape. In time the replacement tree line will screen views from the east. The magnitude of change would on balance be **low adverse**.

11.6.4. A high or medium sensitivity combined with low adverse magnitude of change would result in a **moderate** or **moderate/minor adverse** effect. This effect is not considered significant in line with the methodology (see Appendix 1).

11.7. Effect on representative viewpoints 19, 20 and 21 – close views from A27.

11.7.1. Views north-east from the A27 as it crosses the railway line between the roundabout and slip road. Open views looking across of the ground plane of the site towards the coniferous shelterbelt and the settlement edge are briefly possible from the railway bridge (viewpoint 20). Partial views of the settlement edge beyond the site are possible through boundary vegetation from the road junction (viewpoint 19). Partial views of the ground plane of the site are possible through intervening vegetation (viewpoint 21).

11.7.2. Sensitivity

Value: There is no value attributed to these viewpoints formally and it is considered that the views are generally not positive (with the exception of viewpoint 20) and lie within a low quality landscape and on balance we ascribe these visual receptors a low value.

Susceptibility to specific type of change: Receptors will be pedestrians on a busy road or motorists negotiating a busy junction on the settlement edge and are, on balance,

considered to have a low susceptibility to the specific type of change.

On balance, the two above elements equate to these visual receptors being of **low sensitivity**.

11.7.3. The proposals will introduce built form onto the site set behind the existing vegetation. New built form may be visible over and through existing intervening vegetation. New houses will be of high quality design and materials and be framed within high quality landscape. The magnitude of change would on balance be **low adverse.**

11.7.4. A low sensitivity combined with low adverse magnitude of change would result in a **minor adverse** effect. This effect is not considered significant in line with the methodology (see Appendix 1).

11.8. Effect on representative viewpoint 27 – close views from railway.

11.8.1. Sensitivity

Value: There is no value attributed to these views formally but it is considered that they are are generally positive and lie within a moderate quality landscape and on balance we ascribe these visual receptors a medium value.

Susceptibility to specific type of change: Receptors will be passengers on fast-moving trains and are, on balance, considered to have a moderate susceptibility to the specific type of change.

On balance, the two above elements equate to these visual receptors being of **medium sensitivity.**

11.8.2. The proposals will introduce built form onto the site set behind the existing line-side vegetation. New built form may be visible over and through existing and proposed intervening vegetation and public open space, having the effect of bringing the settlement edge closer. New houses will be of high quality design and materials and be framed within high quality landscape and seen against the settlement edge. The magnitude of change would on balance be **low adverse**.

11.8.3. A medium sensitivity combined with low adverse magnitude of change would result in a **moderate/minor adverse** effect. This effect is not considered significant in line with the methodology (see Appendix 1).

11.9. Effect on representative viewpoint 28 – close views from Portsdown Hill Road.

11.9.1. Distant views south-east from the bridge on Portsdown Hill Road (the Wayfarer's Walk long distance trail). No views of the ground plane are possible but views of upper stories of proposed built form on the site may be possible seen in context of the built form of Bedhampton and against a backdrop of Langstone Harbour and Hayling Island. Views will be influenced by the bridge and motorway in the foreground.

11.9.2. Sensitivity

Value: Receptors are located on a long-distance trail and are somewhat positive but are heavily influenced by transport infrastructure and on balance we ascribe these visual receptors a medium value.

Susceptibility to specific type of change: Receptors will be pedestrians and motorists crossing an elevated bridge over a motorway on a settlement edge who are considered to have a moderate susceptibility to change.

On balance, the two above elements equate to these visual receptors being of **medium sensitivity.**

11.9.3. The proposals will introduce built form onto the site set behind existing vegetation and built form. New built form may be visible over and through existing intervening vegetation. New houses will be of high quality design and materials and be framed within high quality landscape. The magnitude of change would on balance be **nil**.

11.9.4. A medium sensitivity combined with **nil** magnitude of change would result in a **neutral effect.** This effect is not considered significant in line with the methodology (see Appendix 1).

11.10. Effect on views from private houses

11.10.1. Value: Private views are not attributed any formal value by society.

11.10.2. Susceptibility to change: Although homeowners do not have a legal right to the views from their property, they are regarded as amongst the most susceptible to change, given their likely interest in the views they experience.

11.10.3. On balance we ascribe private views from dwellings having **high sensitivity.**

11.10.4. The proposals will introduce partial views of built form from south-facing windows of properties on the southern part of Lower Road, from Lodge Road and possibly from more distant properties on Bedhampton Hill and Maple Wood.

11.10.5. Properties on Lower Road will have more open views of the development, with the introduction of built form set behind the existing hedgerow and proposed tree planting. New houses will be of high quality design and materials and be framed within high quality landscape. The magnitude of change would on balance be **high adverse** on a small number of visual receptors.

11.10.6. Properties further northwards will see the proposed built form through and over existing properties and in the context of the existing settlement and the visual effect will be lower. The magnitude of change would on balance be **low adverse.**

11.10.7. A high sensitivity combined with high adverse magnitude of change would result in a **major adverse effect** for a small number of residents on Lower Road. This effect is considered significant in line with the methodology (see Appendix 1).

11.10.8. A high sensitivity combined with low adverse magnitude of change would result in a **moderate adverse** effect for those properties further north from the site. This effect is not considered significant in line with the methodology (see Appendix 1).

12. ADDITIONAL MITIGATION AND RESIDUAL VISUAL EFFECTS

12.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2, however the passage of time will increase the screening provided by new vegetation.

12.2. Additional mitigation measures will include the following:

- Establishment of vegetation over time on the basis of protection of existing and new vegetation and good management practice

12.3. The effect of additional mitigation measures on representative viewpoints is assessed, and a summary of residual effects is given below, in winter to give the worst-case scenario:

Representative viewpoint	Sensitivity of view receptor	Magnitude of effect	Visual effects in winter, years 0-5	Mitigation	Residual effects in winter after year 5
1, 2, 3 and 4 from Lower Road.	Medium	High adverse	Major/moderate adverse	As above	Moderate adverse
5 from Lodge Road	Medium	High adverse	Major/moderate adverse	As above	Moderate adverse
7 and 8 Lower Road (conservation	High	Low adverse/nil	Moderate adverse/ neutral	As above	Neutral

area)					
14, 15, 16 and 17 –from PROW Mill Lane.	High /medium	Low adverse	Moderate to Moderate/minor adverse	As above	Moderate/minor adverse to neutral
19, 20 and 21 – from A27	Low	Low adverse	Minor adverse	As above	Neutral
27 –from railway.	Medium	Low adverse	Moderate/minor adverse	As above	Minor
28 –from Portsdown Hill Road	Medium	Nil	Neutral	As above	Neutral
Views from private residences	High	High adverse reducing to low adverse further northwards	Major adverse reducing to moderate adverse further northwards	As above	Major/moderate to moderate/minor

13. CONCLUSIONS

13.1. The study concludes that the only landscape character effect of any significance would be on the character of the site itself, which is to be expected following development of any kind on open land. The development would involve a number of landscape benefits including the enhanced management of existing vegetation including the valued hedgerow to Lower Road and replacement broadleaved tree planting to replace the existing coniferous shelterbelt which would contribute to local green infrastructure and be more appropriate to the setting of the conservation area

13.2. In visual terms, the site is quite well enclosed by vegetation, existing built form and infrastructure and relates well to the existing edge of settlement. It is largely removed from the wider landscape by the railway line and highways infrastructure to the south and west. Although there are view receptors in their houses and on residential roads in the immediate vicinity of the site, significant effects would only be experienced from south-facing windows of those properties close to the site and by pedestrians and motorists on the nearest roads. From further north within the settlement views would be partial and seen in the context of the existing built form. No significant visual effects were noted in relation to the nearby conservation area.

13.3. The coniferous tree belt that lies along the eastern boundary of the site has been shown to require removal on arboricultural grounds regardless of the proposed development and its phased replacement with a mixed planting of broadleaved and native species would contribute to local green infrastructure and enhance the setting of the conservation area.

14. REFERENCES

- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002
- Havant Borough Council: Borough Design Guide Supplementary Planning Document (2011)
- Havant Borough Council: Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)
- Havant Borough Council: Landscape Character Assessment Sensitivity Report (2007)
- Havant Borough Council: Local Plan (Core Strategy) (2011)
- Havant Borough Council: Old Bedhampton Conservation Area Character Appraisal

(1994):

- Havant Borough Council: The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in Havant Borough Council (2015)
- The Landscape Institute and IEMA ‘Guidelines for landscape and visual impact assessment’ 3rd Edition (2013)
- MAGIC website
- Natural England: ‘Agricultural Land Classification mapping’ (2010)
- National Planning Policy Framework (2019)

APPENDIX 1: LVIA METHODOLOGY

1. EVALUATION CRITERIA FOR LANDSCAPE EFFECTS ASSESSMENT

1.1. Reporting on the landscape baseline

The landscape baseline report should:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

1.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features or landscape character areas that are likely to be affected by the scheme. These character areas are as determined by field work (Local Landscape Character Areas; LLCA) or identified in published Landscape Character Assessments at District level or higher as relevant).

Criteria has been set for the selection of LLCAs within likely envelope of influence. The process of identification starts with a study of baseline mapping, describing all within the possible area. For an area to be taken forwards as a receptor it must meet one or more of the following criteria:

- Shared boundary with the site;
- Physical connection/s with the site (PROWs, roads, vegetation belts);
- Views of or across the site (particularly where a view of the site is a key characteristic of the LLCA);
- Perceptual connections with the site (e.g sounds, smells).

Note: If intervisibility is the only criteria this is considered within the visual assessment through assessment of the effect on representative views.

1.3. Effect on landscape receptor

The likely landscape effect is described and for each effect the <u>significance of the landscape effect</u> can be assessed by combining the <u>level of sensitivity</u> of the landscape receptor with the <u>magnitude of the landscape effect</u>.

1.4. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

1.4.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.
- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

HIGH ↕ LOW	High value, with acknowledged or perceived positive character and quality. Moderate value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features. Low value, without acknowledged or perceived positive character and quality.

1.4.2. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of high, medium or low:

HIGH susceptibility to change ↕ LOW susceptibility to change	Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Moderately susceptible to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies. Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

1.4.3. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

1.5. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals needs to be established and is dependent on:

- Size or scale: this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- Extent: consideration of the geographical area over which landscape effects are felt
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	**High**	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	**Nil**	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
Beneficial	**Low**	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.6. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	**Medium**	**Low**
Magnitude of landscape effect	**High adverse**	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.7. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.8. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. EVALUATION CRITERIA FOR VISUAL EFFECTS ASSESSMENT

2.1. Reporting on the visual baseline

The visual baseline report should:

- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

2.2. Photographs

Photographs were taken using a Nikon D5300 digital SLR camera with an 18-55mm variable zoom lens, set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

2.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

2.4. Effect on visual receptor

The likely visual effect is described and for each effect the significance of the visual effect can be assessed by combining the level of sensitivity of the visual receptor with the magnitude of the visual effect.

2.5. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

2.5.1. Determining value of visual receptor

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:

HIGH	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national).
↕	Moderate value within a medium quality landscape.
LOW	Low value within a low quality landscape.

2.5.2. Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they

experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

HIGH ↕ LOW	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors moderately susceptible to change in general due to a moderate level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of moderate susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened. Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

2.5.3. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

2.6. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- Size or scale: this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- Extent: this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	**High**	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
Adverse	**Medium**	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
Adverse	**Low**	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	**Nil**	• No perceptible change to the composition of the view.
Beneficial	**Low**	• Minor beneficial change to the composition of the view.
Beneficial	**Medium**	• Moderate beneficial change to the composition of the view.
Beneficial	**High**	• Major beneficial change to the composition of the view.

2.7. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	**Medium**	**Low**
Magnitude of visual effect	**High adverse**	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.8. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on a extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.9. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

3. APPROPRIATENESS OF ZONE OF THEORETICAL VISIBILITY (ZTV) ANALYSES

It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a ‘bare earth’ scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints.

It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested in the field to check the reality of the situation.

A LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority if necessary, when agreeing the scope of the study.

APPENDIX 1: FIGURES

Figure 1: Proposals plan DRAFT

Figure 2: Site location

Figure 3: Historic maps

Figure 4: Designations

Figure 5: Opportunities and constraints

Figure 6: Existing site

Figure 7: Existing site

Figure 8: Existing site

Figure 9: Existing site

Figure 10: Existing site

Figure 11: Topography

Figure 12: Local landscape character areas (LLCAs)

Figure 13: Local landscape character areas (LLCAs)

Figure 14: Zone of theoretical visibility (ZTV)

Figure 15: Viewpoint Location Diagram

Figure 16: Viewpoint Location Diagram

Figure 17: Photographs 1 -2

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Figure 23: Photographs 15-16

Figure 24: Photographs 17-18

Figure 25: Photographs 19-20

Figure 26: Photographs 21-22

Figure 27: Photographs 23-24

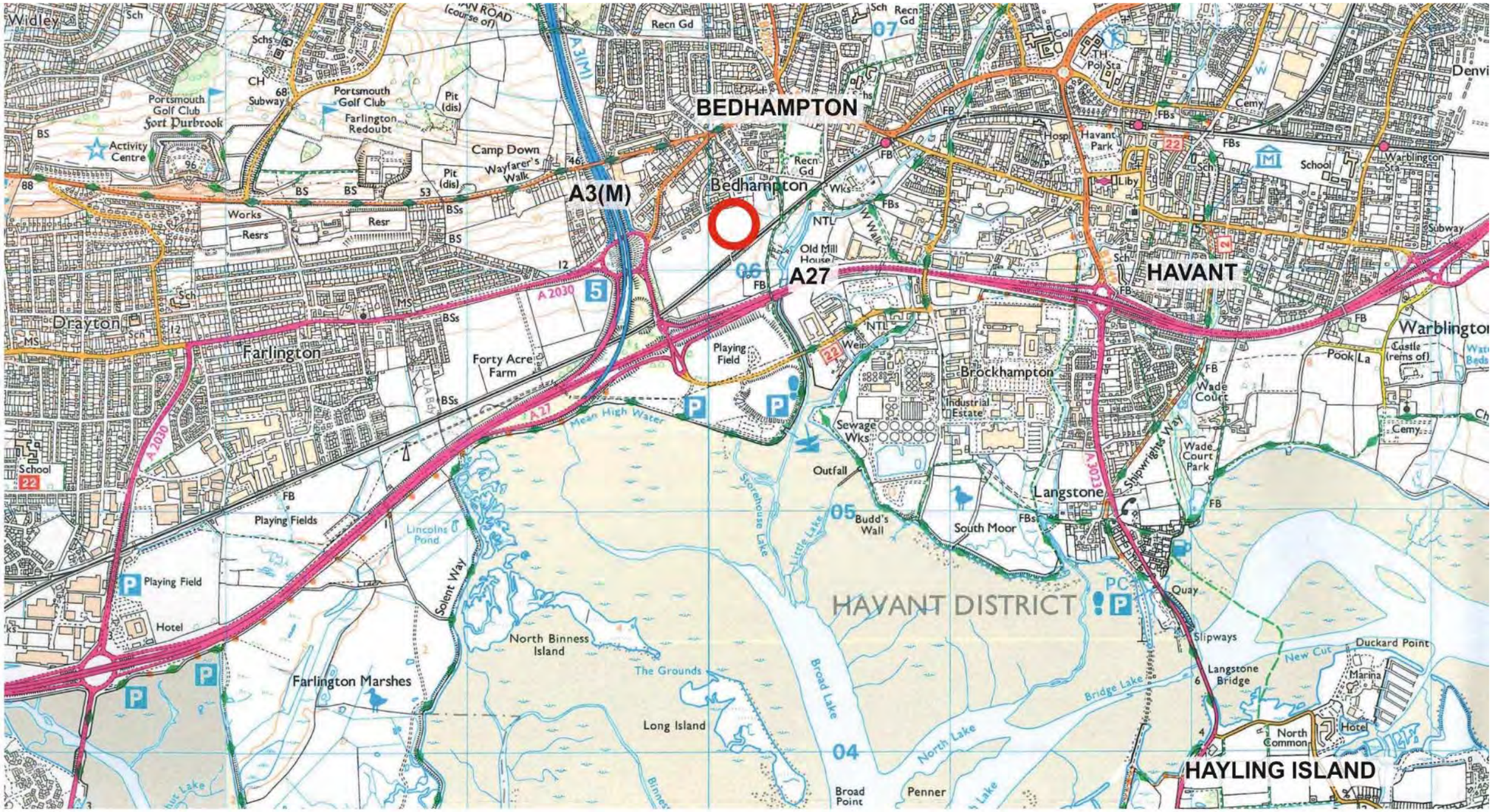
Figure 28: Photographs 26-28

Figure 29: Photographs 29-31

Figure 30: Photographs 32-35

Figure 1: Proposals plan

Figure 2: Site location



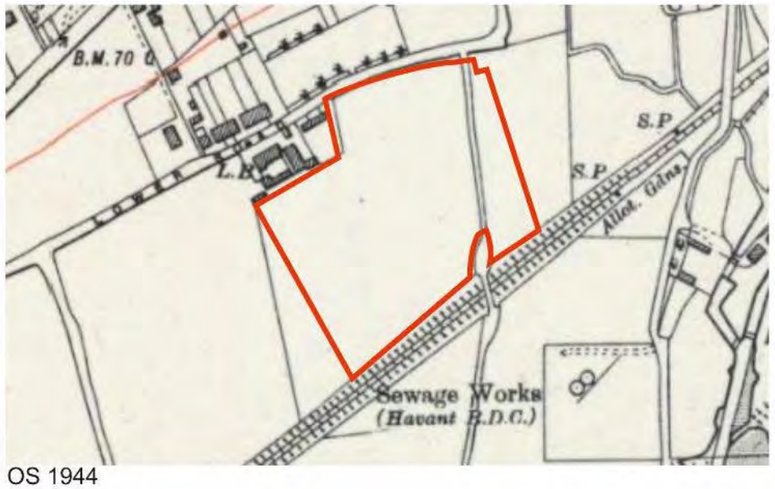
Site

Figure 3: Historic maps

KEY

Site

Google 2017



OS 1944

OS 1910

OS 1870

Figure 4: Designations

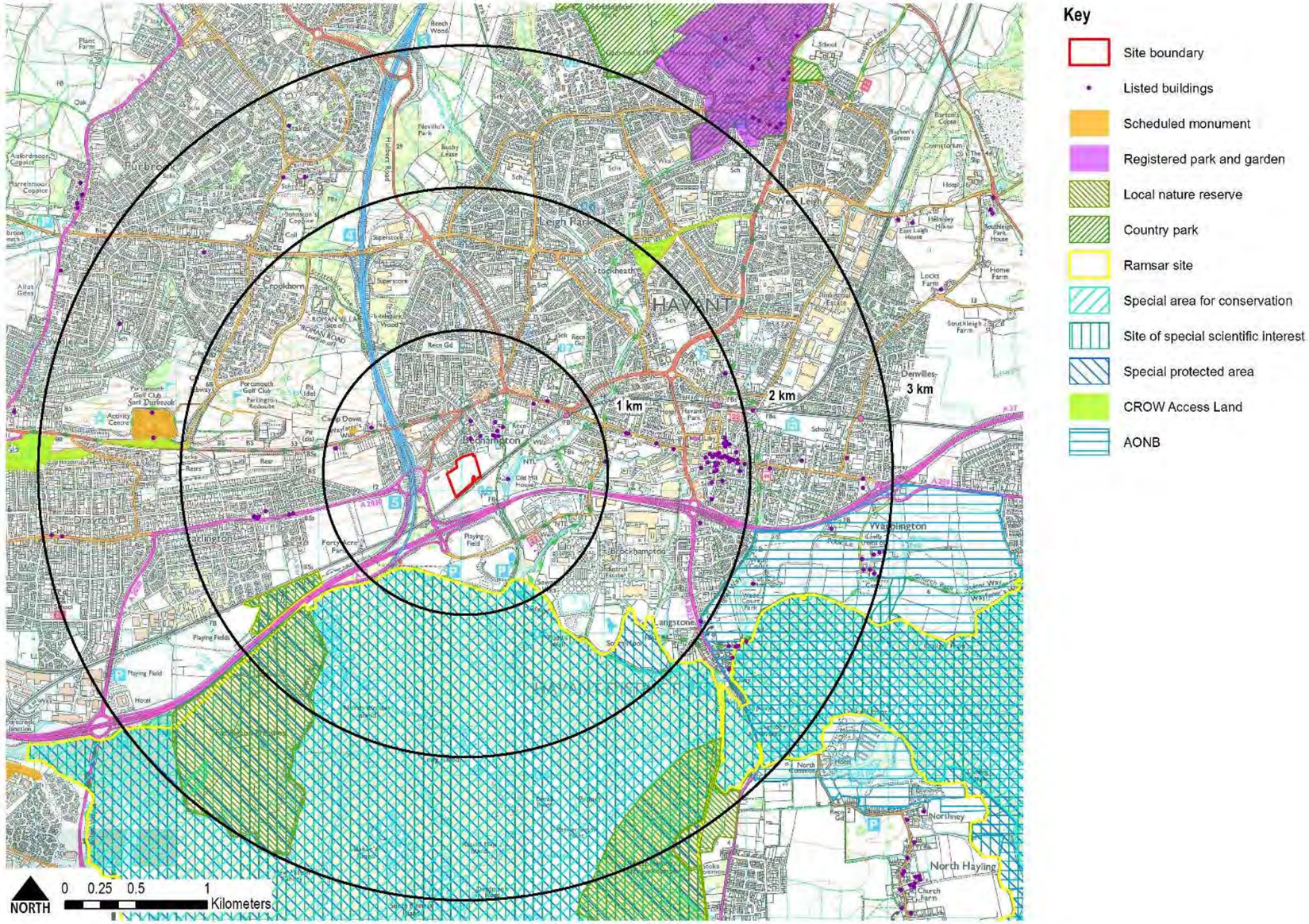


Figure 5: Opportunities and constraints

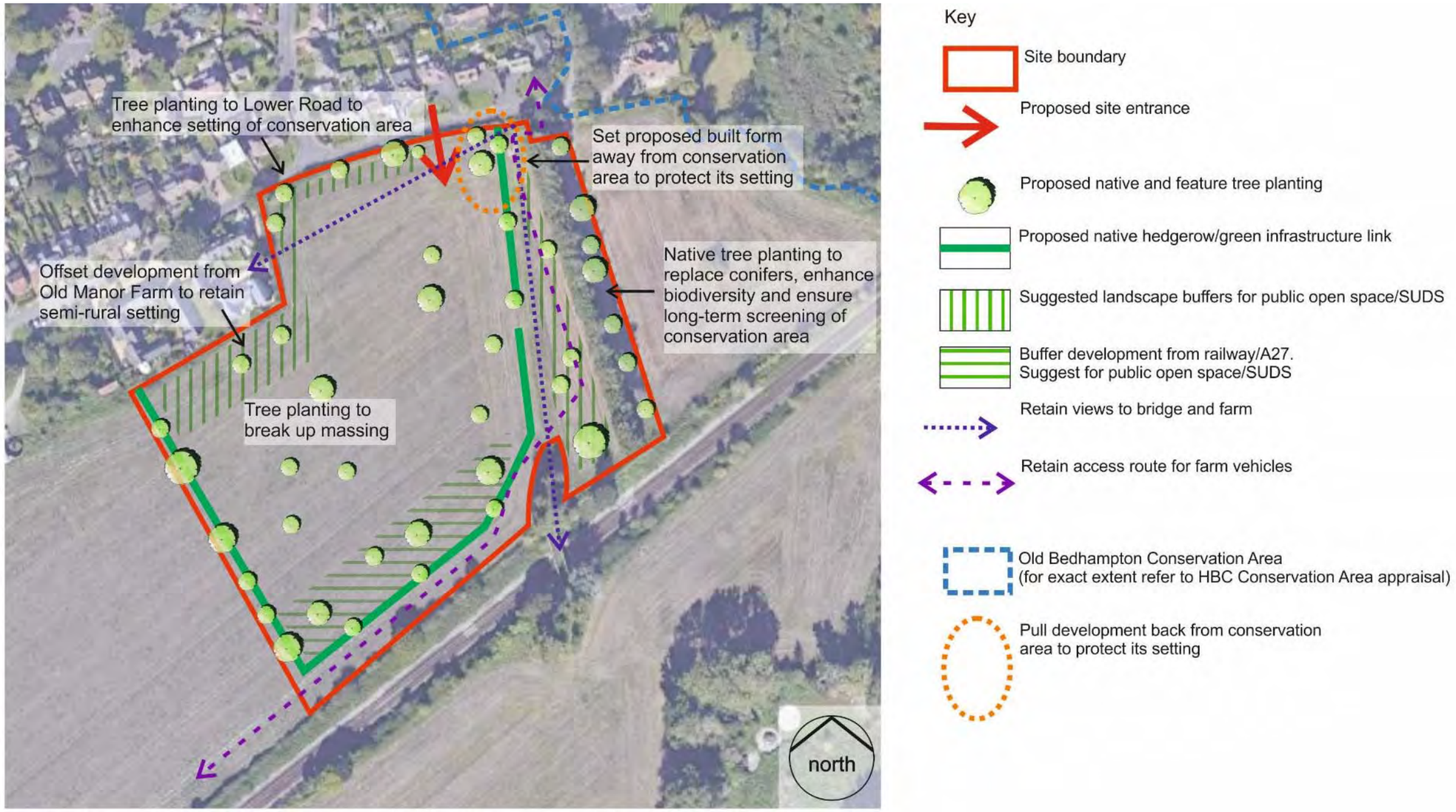


Figure 6: Existing site

KEY

Site Boundary

On site photograph location

Figure 7: Existing site

Viewpoint A: Panorama from south of existing site entrance on Lower Road looking west

Viewpoint B: Panorama from gap in tree belt looking from south to west (includes portion of field outside site boundary)

Viewpoint C: Panorama from east of Farm Cottages looking from east to south

Figure 8: Existing site

Viewpoint D: Panorama from south of Old Manor Farm looking from east to south

Continues below

Continued from above

Viewpoint D (continued): Panorama from south of Old Manor Farm looking from south to west (into portion of field outside site boundary)

Figure 9: Existing site

Viewpoint E: Panorama from southern boundary looking from south-west to north (includes portion of field outside site boundary)

Continues below

Continued from above

Viewpoint E (continued): Panorama from southern boundary looking from north to north-east

Viewpoint F: Panorama from southern boundary looking from north-west to north-east (includes portion of field outside site boundary)

Figure 10: Existing site

Viewpoint G: Panorama from track leading to railway bridge looking from north-west to north (includes portion of field outside site boundary)

Continues below

Continued from above

Viewpoint G (continued): Panorama from track leading to railway bridge looking from north to north-east

Viewpoint H: Panorama from eastern boundary looking from south-west to north (includes portion of field outside site boundary)

Figure 11: Topography

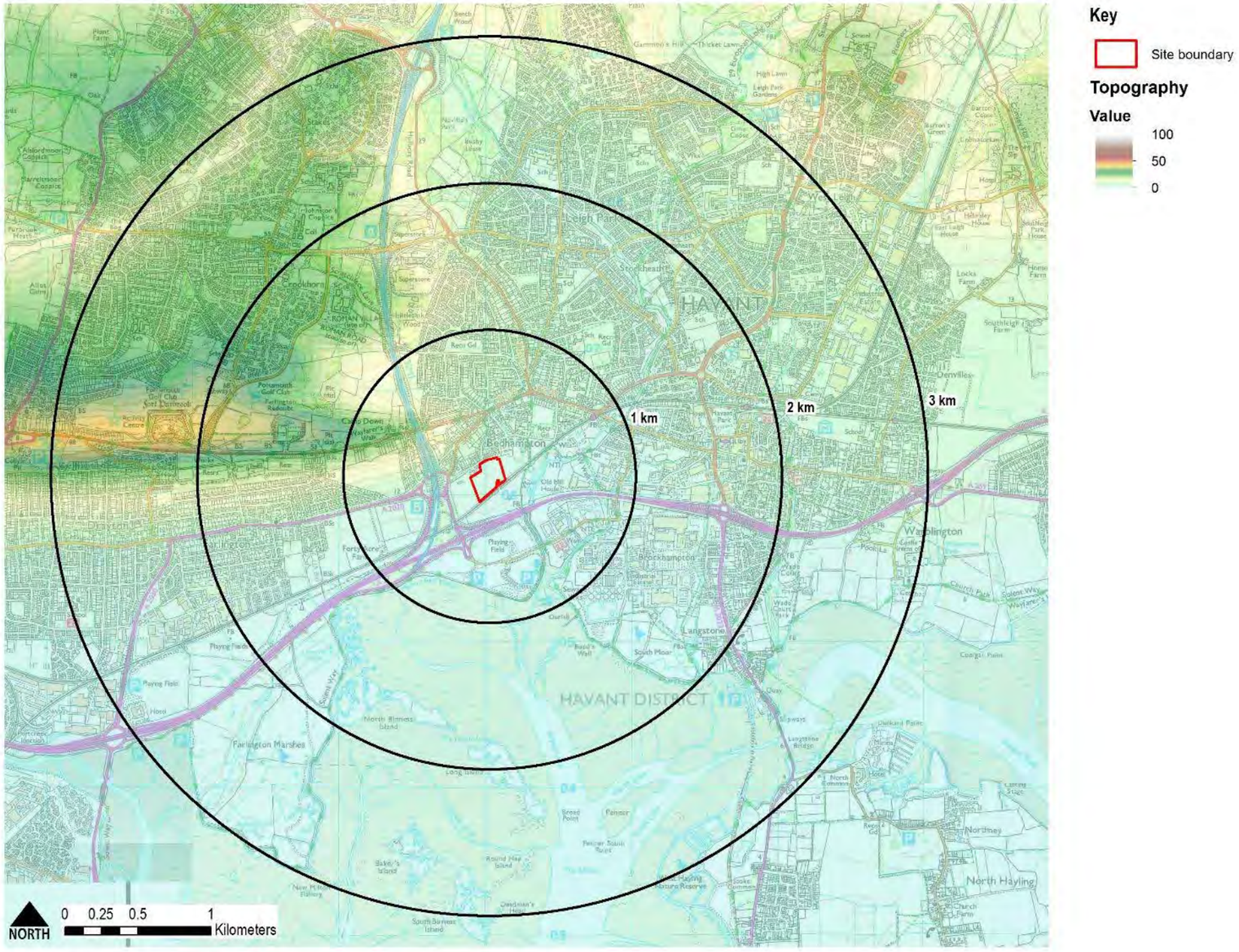
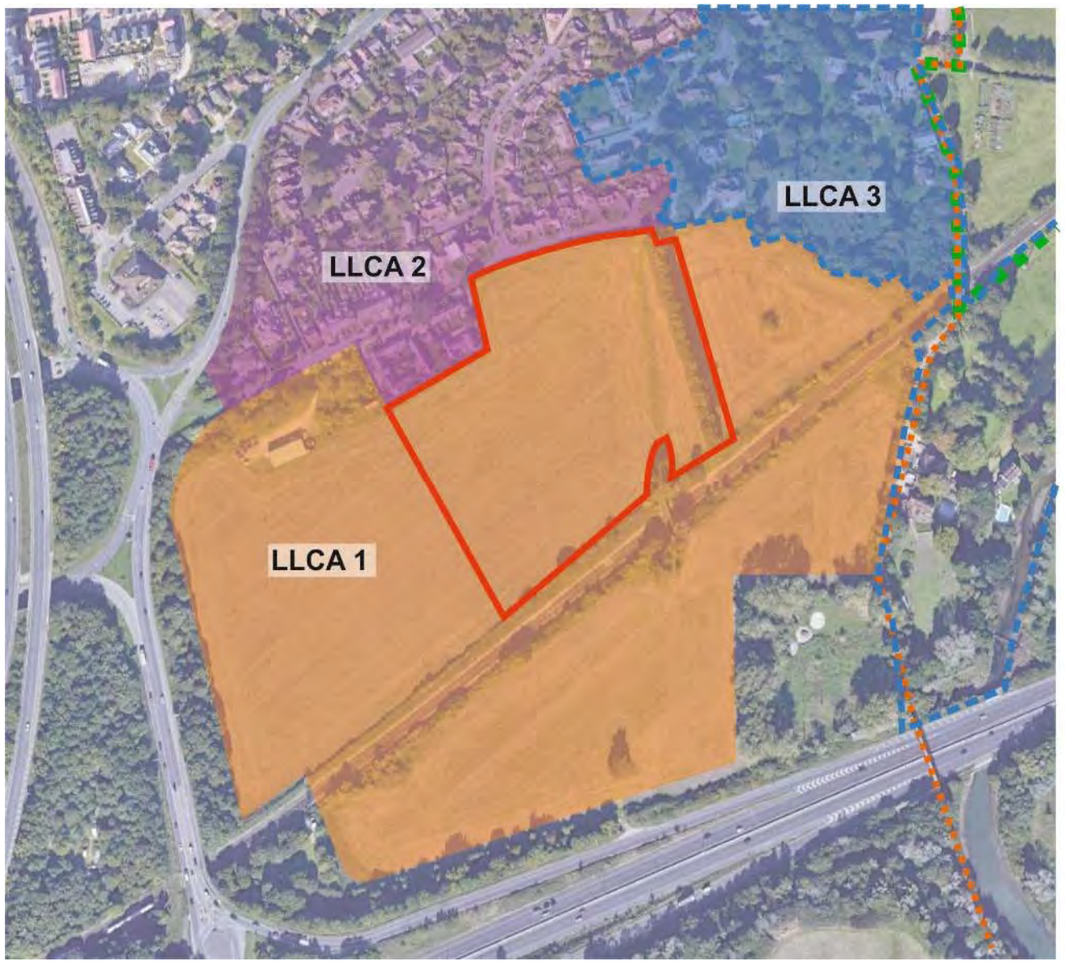


Figure 12: Local landscape character areas (LLCAs)



Key

- Site boundary
- Wayfarer's Walk
- The Hampshire Way
- LLCA 1: Old Manor Farm
- LLCA 2: 19th/20th Century housing
- LLCA 3: Old Bedhampton Conservation Area (north)
- Old Bedhampton Conservation Area (for exact extent refer to HBC Conservation Area appraisal)

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
- 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

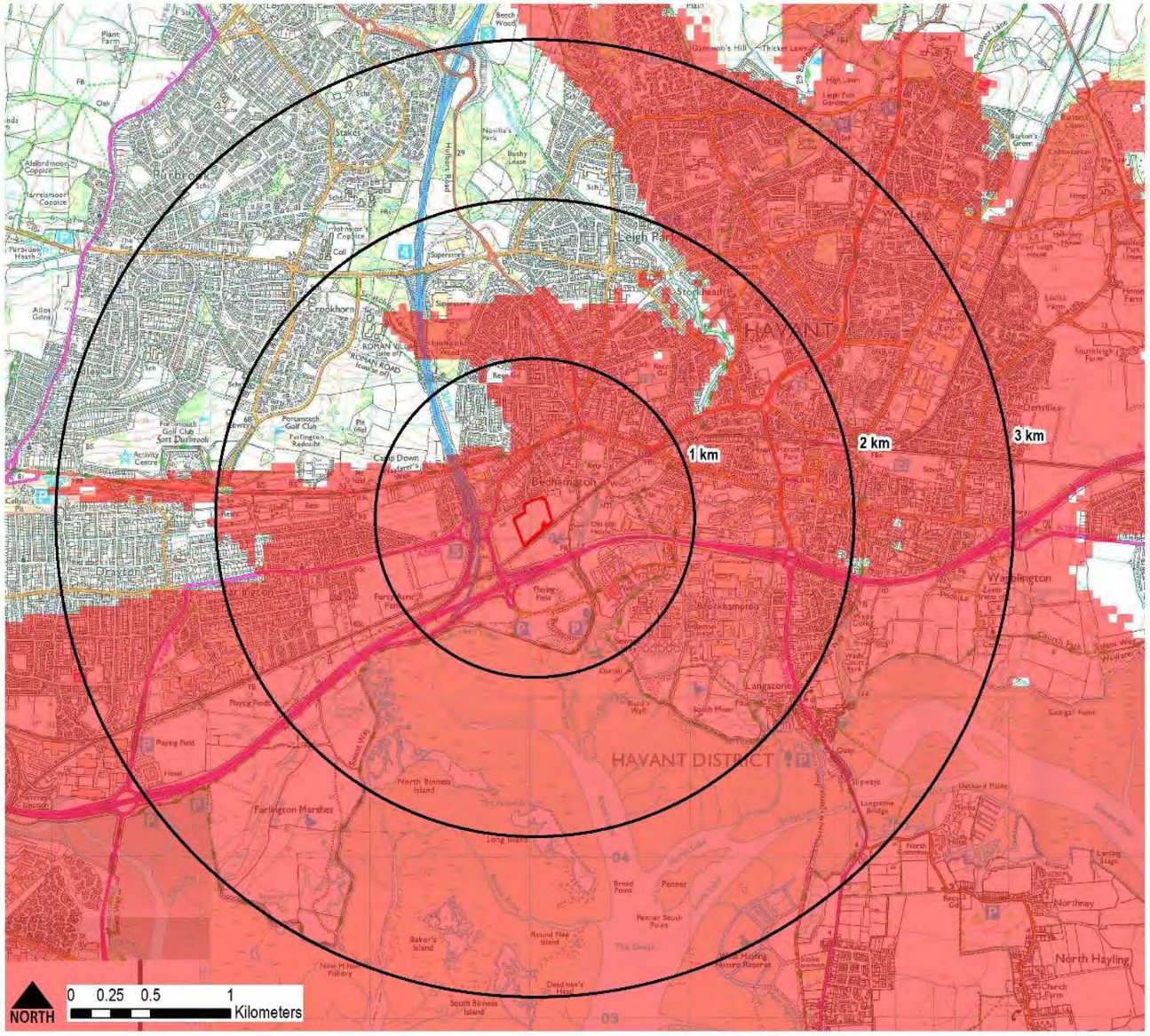
LLCA 2: 19th/20th Century housing

- 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.
- Old Manor Farm buildings converted to residential use
- 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.

Figure 14: Zone of theoretical visibility (ZTV)



Key

Site boundary

Value

Not visible

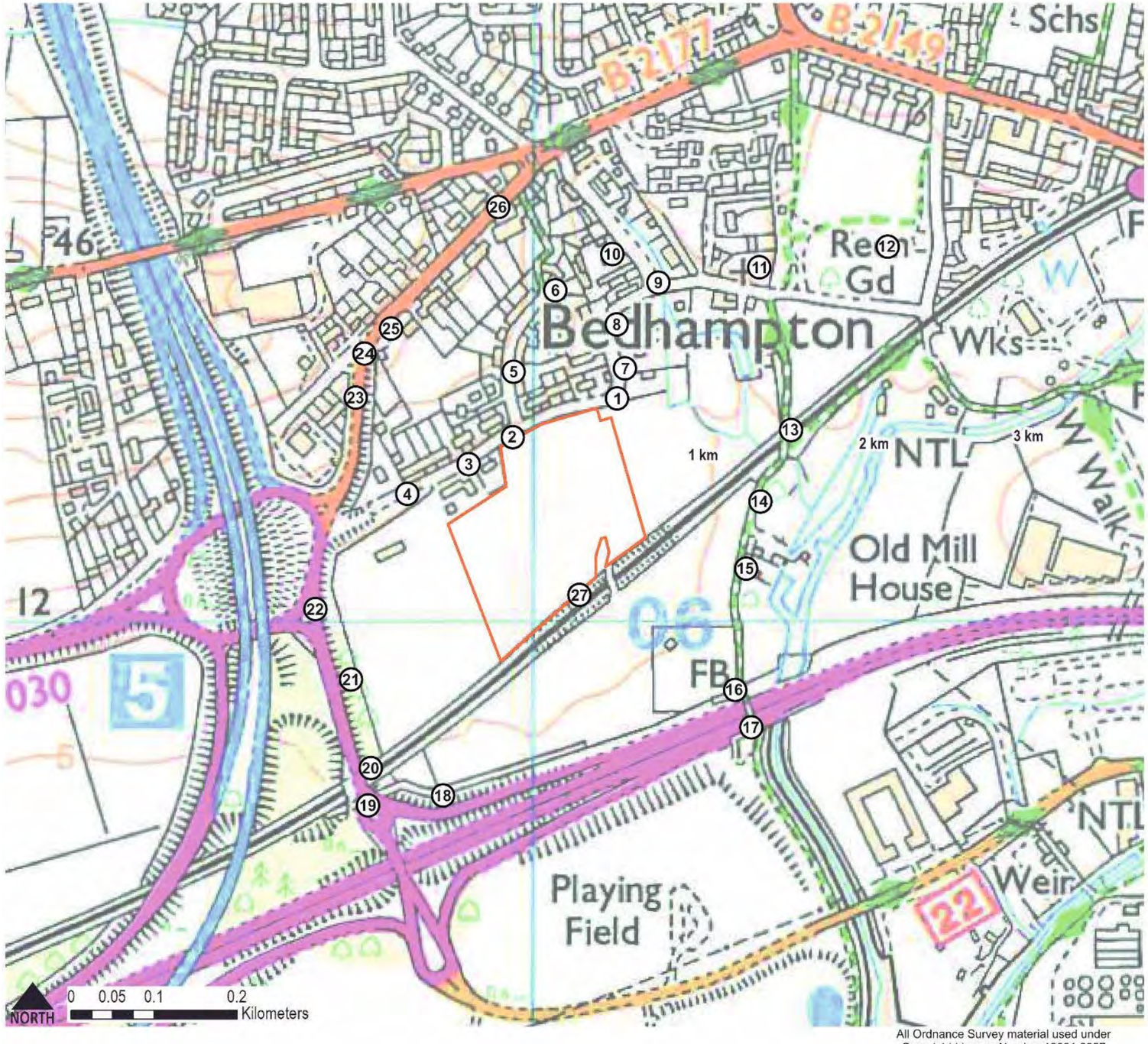
Potentially visible

IMPORTANT

This computer generated model is based on a 'bare earth' scenario, discounting the significant amount of built form and vegetation in the area. The ZTV diagram is theoretical, for use only as a starting point to inform potential areas to be tested in the field. As such, the ZTV is potentially misleading and actual visibility may be proved to be considerably less through fieldwork, as has been proven to be the case here (refer to Veiwpoint Location Plan).

Building heights
(6.5m. and 9m above ground level)

Figure 15: Viewpoint Location Diagram



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KEY:

Site boundary

1 Representative viewpoint

Figure 16: Viewpoint Location Diagram

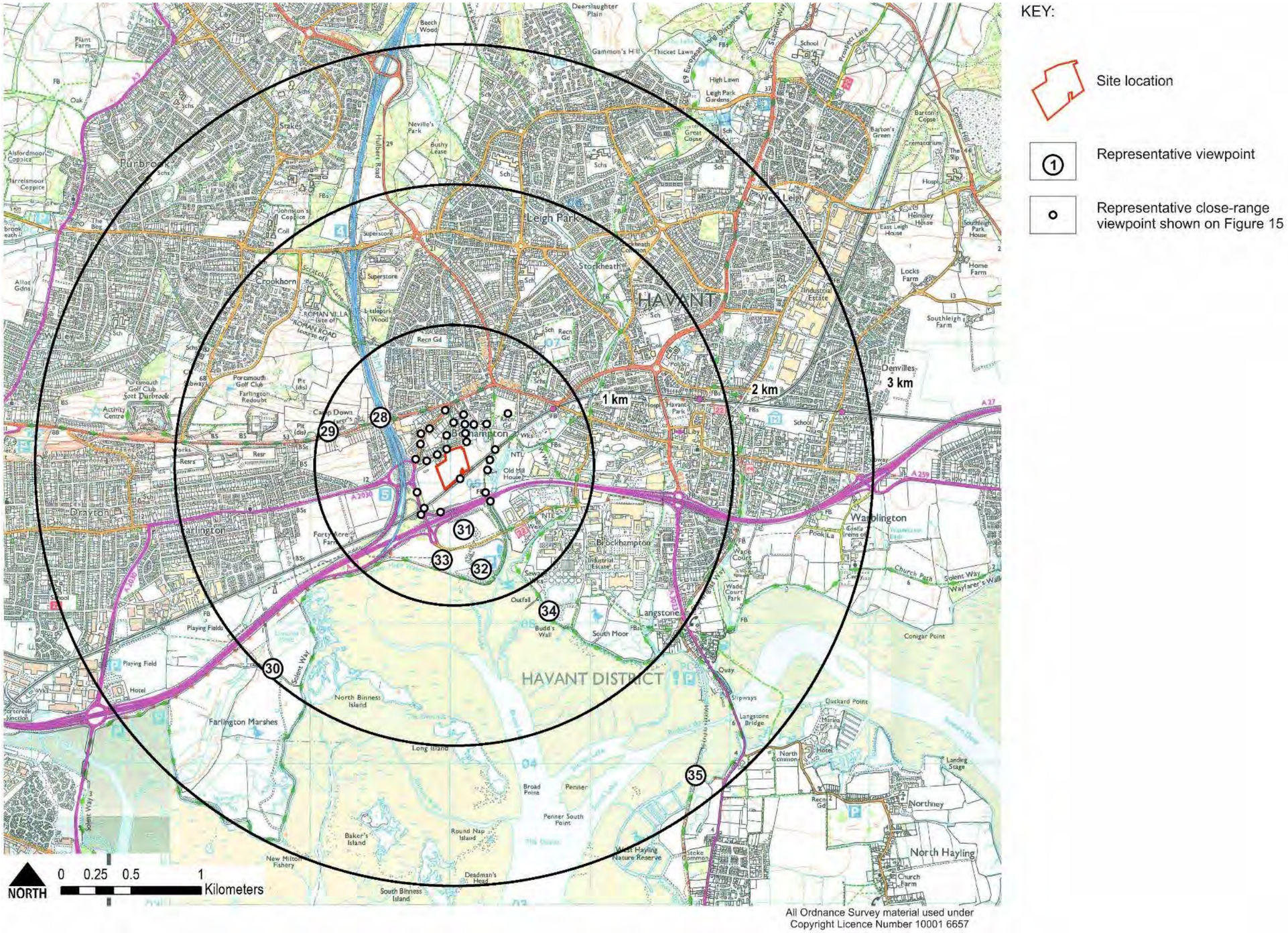
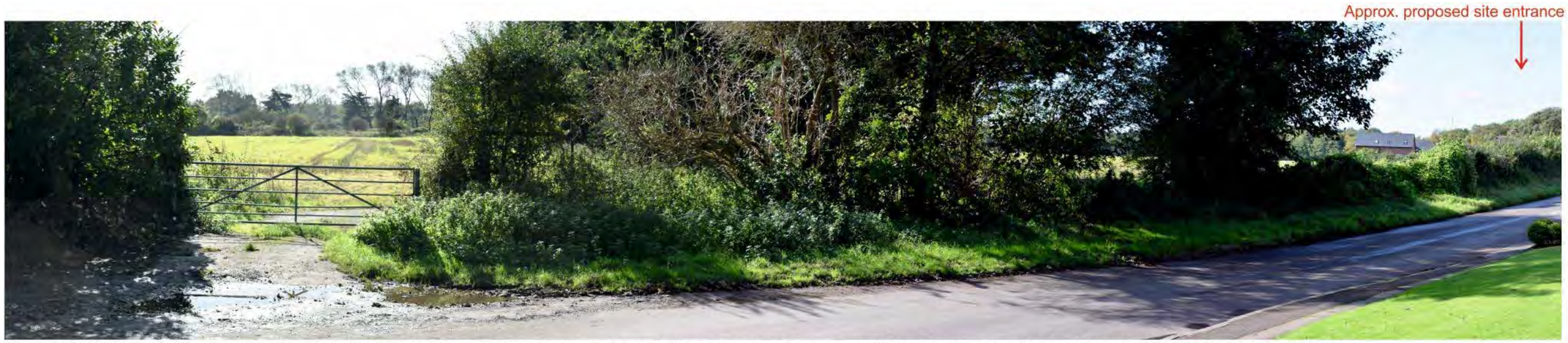


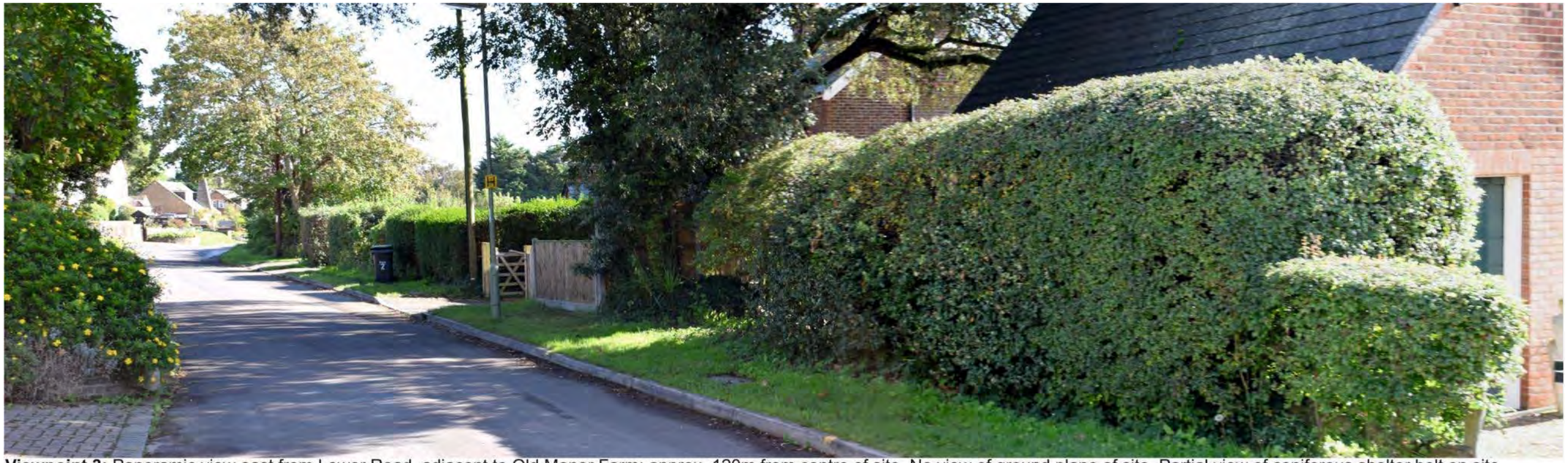
Figure 17: Photographs 1 -2



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 conservation area. Ground plane visible through field gate and through/over hedgerow with views to boundary vegetation. Manor Barn 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 1 Farm Cottages; 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 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.

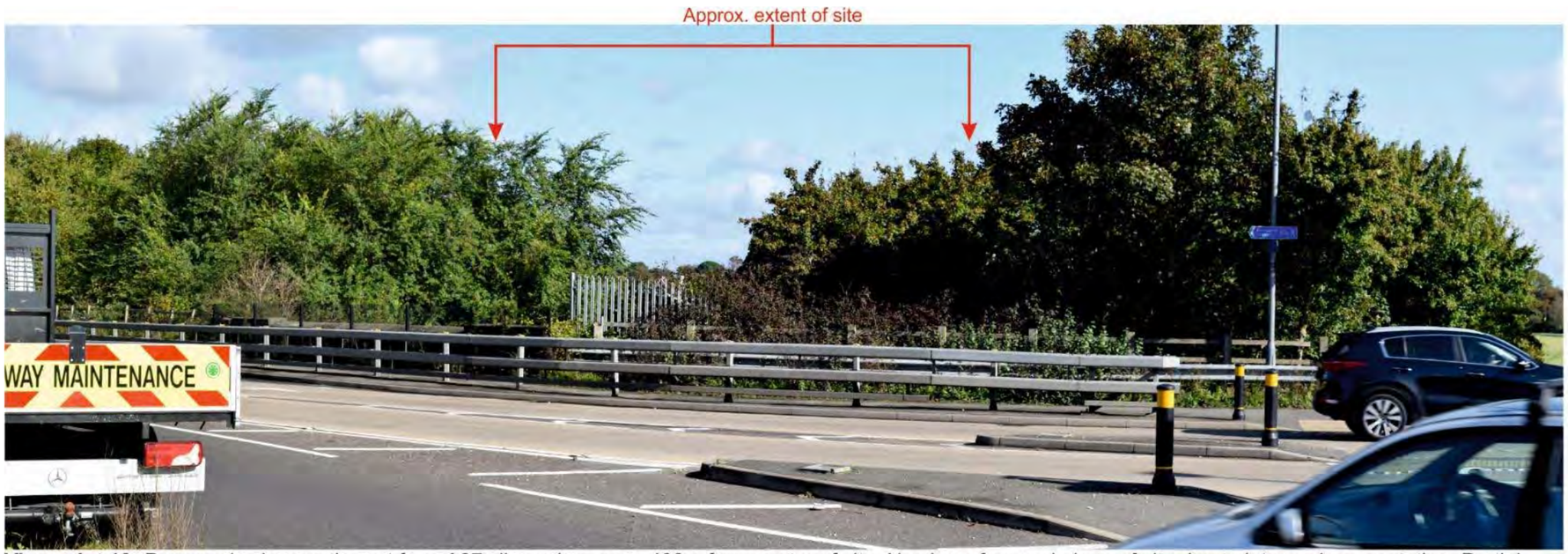
Viewpoint 16: Panoramic view north-west from PROW (The Hampshire Way) on footbridge crossing A27; approx. 300m from centre of site. Partial views of ground plane of site and of built form on Lower Road possible through intervening vegetation. In winter views may be more open. Partial views of proposed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

Figure 24: Photographs 17-18

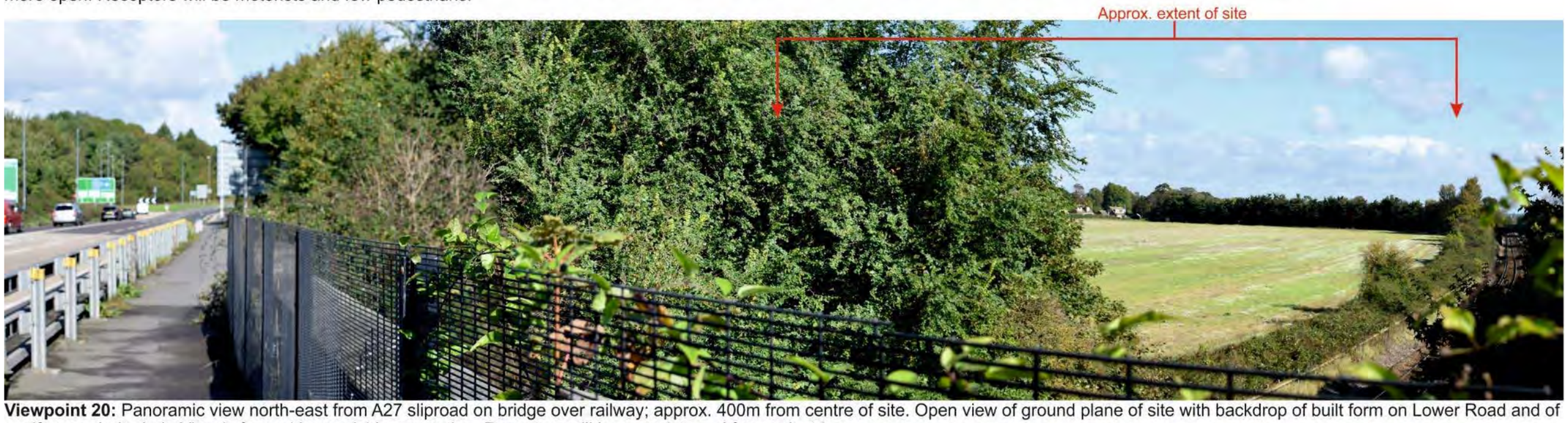
Viewpoint 17: Panoramic view north-west from PROW (The Hampshire Way) on footbridge crossing A27; approx. 350m from centre of site. No views of ground plane of site due to intervening vegetation. Partial views of built form on Lower Road possible through intervening vegetation. In winter views may be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

Figure 26: Photographs 21-22

Viewpoint 21: Panoramic view north-east from A27 sliproad; approx. 350m from centre of site. Partial view of ground plane through intervening 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 22: Panoramic view east from Bedhampton Hill; approx. 300m from centre of site. No view of site due to intervening landform and vegetation.

Figure 27: Photographs 23-24

Viewpoint 23: View south-east from Bedhampton Hill; approx. 300m from centre of site. No view of site due to intervening landform and vegetation.

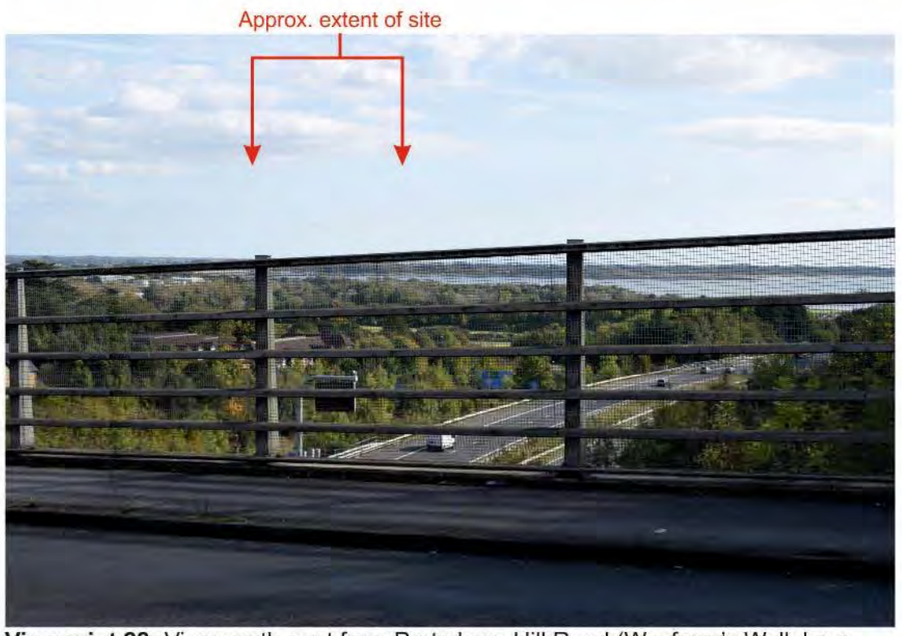
Viewpoint 24: View south-east from Bedhampton Hill; approx. 300m from centre of site. No view of site due to intervening landform and vegetation.

Viewpoint 24: View south from Bedhampton Hill at entrance to Maple Wood; approx. 300m from centre of site. No view of site due to intervening vegetation and built form.

Figure 28: Photographs 26-28

Viewpoint 26: View south from Bedhampton Hill; approx. 350m from centre of site. No view of site due to intervening builtform.

Viewpoint 27: View north from railway adjacent to site; approx. 100m from centre of site. Partial views of ground plane of site are possible over boundary vegetation and seen against backdrop of built form of Lower Road. Receptors will be railway passengers.



Viewpoint 28: View south-east from Portsdown Hill Road (Wayfarer's Walk long distance trail) on bridge over A3(M); approx. 600m from centre of site. No views of ground plane of site are possible. Partial views of upper stories of proposed built form may be possible through intervening vegetation and over and between existing built form. In winter views may be more open. Receptors will be motorists and pedestrians.

Figure 29: Photographs 29-31

Viewpoint 29: View south-east from Portsdown Hill Road (Wayfarer's Walk long distance trail); approx. 800m from centre of site. No view of site due to intervening builtform and vegetation.

Viewpoint 30: View north-east from Farlington Marshes Nature Reserve; approx. 2km from centre of site (Ramsar site, SSSI, SPA). No views of the site are possible due to intervening vegetation and built form.

Viewpoint 31: View north from Broadmarsh Playing Fields; approx. 500m from centre of site. No views of the site are possible due to intervening vegetation and landform.

Figure 30: Photographs 32-35

Viewpoint 32: View north from Broadmarsh Coastal car park; approx. 750m from centre of site (adj to Ramsar site, SSSI, SAC, SPA, The Hampshire Way/Solent Way). No view of site due to intervening landform and vegetation.

Viewpoint 33: View north from Broadmarsh Coastal car park; approx. 750m from centre of site (adj to Ramsar site, SSSI, SAC, SPA, The Hampshire Way/Solent Way). No view of site due to intervening landform and vegetation.

Viewpoint 34: View north-west from Budd's Wall; approx. 1.25km from centre of site (adj to Ramsar site, SSSI, SAC, SPA, Wayfarer's Walk /Solent Way). No views of the site are possible due to intervening vegetation and landform.

Viewpoint 35: View north from Hayling Billy Trail/Shipwrights Way; approx. 2.75km from centre of site (adj to Ramsar site, SSSI, SAC, SPA). No views of the site are possible due to intervening vegetation and landform.