

Land west of Old Manor Farm, South of Lower Road, Bedhampton
Landscape and Visual Evidence and Appraisal

Volume 1 Landscape and Visual Evidence

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Contents

1. Introduction	1
1.1. Appointment	1
1.2. Report structure.....	1
1.3. Project brief	1
1.4. Site location	1
2. Policy and guidance framework	2
2.1. National Planning Policy Framework (NPPF 2021).....	2
2.2. Havant Borough Core Strategy (2011)	2
2.3. The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in HBC (2015)	3
2.4. Havant Borough Council Borough Design Guide Supplementary Planning Document (2011).....	3
2.5. Havant Borough Council Old Bedhampton Conservation Area Appraisal (2019).....	3
2.6. Landscape character assessment	4
2.7. Appeal Decision relating to Land at Lower Road	4
2.8. National Design Guide (2021):	5
2.9. Summary	6
3. Landscape elements, qualities, functions and character.....	6
3.1. Methodology	6
3.2. Geology, topography, soils.....	6
3.3. Hydrology	7
3.4. Vegetation and biodiversity.....	7
3.5. Settlement and road pattern	7
3.6. Access and recreation	7
3.7. History	7
3.8. Perceptual qualities	7
3.9. Cultural connections / memories	8
3.10. Condition and coherence.....	8
3.11. Built form and materials.....	8
3.12. Ecosystem services summary	8
4. Views	8
4.1. Methodology	8
4.2. General description of visibility	8
5. Summary of key design drivers, constraints and opportunities	11
6. References.....	11

Appendices

Appendix 1: LVE Methodology

Appendix 2: Figures

Figure 1 - Site location

Figure 2 - Site description

Figure 3 - Site photos

Figure 4 - Landscape designations

Figure 5 - Heritage and access designations

Figure 6 - Topography

Figure 7 - Landscape elements: Historic Maps

Figure 8 - Zone of theoretical visibility (ZTV)

Figure 9 - Viewpoint location diagram

Figure 10 - Viewpoint photographs

Figure 11 - Opportunities and constraints

Figure 12 - Parameter plan

Appendix 3: Landscape Baseline Table

Project reference: 2255

Date	Rev	By	Chk	Comments
02.09.21	P01	KB	AG	Initial issue
24.09.21	P02	EB	AG	Minor comments and addition of section 2.7

1. Introduction

1.1. Appointment

1.1.1. The terra firma Consultancy was appointed in February 2021 to provide landscape architectural services in support of the proposed development of land west of Old Manor Farm, South of Lower Road, Bedhampton. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprises:

- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
- Minimising and mitigates harm;

1.1.2. For the purposes of the planning process the above work is presented in two volumes:

- Volume 1 Landscape and Visual Evidence (LVE) comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
- Volume 2 Landscape and Visual Impact Appraisal will comprise the assessment / appraisal section of the final landscape report which will be completed once the final design is confirmed and will be as an impartial assessment of the landscape and visual effects of the final proposals.

1.2. Report structure

1.2.1. Volume 1 is set out as below:

- Introduction; report structure; project brief; site location;
- Policy framework; planning policies; landscape character assessments; planning evidence;
- Landscape elements, qualities, functions and character: description and sensitivities;
- Views: description and sensitivities;
- Summary of emerging key design drivers; constraints and opportunities.
- Appendix 1: Landscape and Visual Evidence methodology
- Appendix 2: Figures

1.3. Project brief

1.3.1. The brief for the design team is to produce an outline planning application for up to 43 dwellings on the 3.67 hectare site (area excluding the area of road/footways to the highway). The brief for landscape architectural input is to advise on a landscape-led approach to the location and arrangement of development on the site and to assess the impact of the proposed dwellings on landscape and views, particularly on the conservation area and to support the outline application discussions with the local authority.

1.4. Site location

1.4.1. The site is located to the south west of Bedhampton, Havant (refer to Figure 2 Site location) and sits to the west of 'Land at Lower Road, Lower Road, Bedhampton' (referred to as Phase 1 in this report) which gained planning

consent on 13th July 2021 (Appeal ref: APP/X1735/W/20?3259067).

2. Policy and guidance framework

2.1. National Planning Policy Framework (NPPF 2021)

2.1.1. 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, and the wider benefits from natural capital and ecosystem services. Paragraph 174 states that planning policies and decisions 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'*

2.1.2. In paragraph 176 the NPPF states that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.'

2.2. Havant Borough Core Strategy (2011)

2.2.1. 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)

2.3. The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in HBC (2015)

- 2.3.1. This study ascribed the site a medium landscape sensitivity and 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'*. It should be noted that this study was undertaken before consent was granted for Phase 1 and that this would most likely lower the sensitivity of the site and strengthen the case for it as a potential growth area due to the strong relationship it would have with Phase 1.

2.4. Havant Borough Council Borough Design Guide Supplementary Planning Document (2011)

- 2.4.1. 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:
- 2.4.2. 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).

2.5. Havant Borough Council Old Bedhampton Conservation Area Appraisal (2019)

- 2.5.1. The major part of Old Bedhampton Conservation Area lies to the north-east of the site with a small, newly-designated outlier area, centred on Old Manor Farm, to the north-west and separated from the historic settlement by farmland, built form and vegetation
- 2.5.2. Relevant 'features that Contribute to Special Interest' include;
- Protected trees including those under specific Tree Preservation Orders;
- Outside or adjacent to the boundary of the conservation area there remains;
- Rural and former coastal setting
- Buildings within the Old Manor Farm complex which are considered positive are: 1-5 Old Manor Farm and 1-3 Farm Cottages
- 2.5.3. 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 to its setting of farmland to the south and south-west of Lower Road
 - The intrusive row of non-native coniferous trees that form a new boundary in between fields to the south of Lower Road
 - The route of Narrow Marsh Lane (severed [by] A27).
- 2.5.4. Within Appendix 2: Townscape Appraisal vistas from the Narrow Marsh Lane railway bridge towards Old Manor Farm are highlighted as are views towards The Elms, although it should be noted that these are not publicly accessible and Narrow Marsh Lane is not a public right of way. A view from the south-west is also recorded from the approximate direction of the southbound A3 slip road but its precise location is not given.
- 2.5.5. The Old Bedhampton Conservation Area Character Appraisal (1994) previously highlighted;
- 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.

2.6. Landscape character assessment

2.6.1. Relevant published landscape character assessments are listed below. These have been reviewed and the relevant key characteristics and guidelines taken into account in section 4 and the table in Appendix 3. The most relevant of these is Havant Borough Townscape, Landscape and Seascape Character Assessment (2007) which has a good level of detail and identifies valued characteristics as well as detractors and strategies. Therefore we have focussed on the Havant Borough LCA, adding other aspects from the national and county LCAs as well as our own observations, where they add to our understanding.

- National Character Assessment 126: South Coast Plain
- Hampshire County Integrated Character Assessment (2012); LCA 9G: Havant and Emsworth Coastal Plain, Landscape Character Type: Coastal Plain Open
- Havant Borough Townscape, Landscape and Seascape Character Assessment (2007): Landscape Character Area (LCA) 13: Historic Bedhampton, Landscape Character Type H: Open lower harbour plain.

2.7. Appeal Decision relating to Land at Lower Road

2.7.1. Land to the east of the application site was granted approval for 50 new dwellings on appeal on the 13th July 2021 (Appeal reference- APP/X1735/W/20/3259067). A summary of the key landscape and visual aspects set out by the inspector are summarised below.

2.7.2. Localised effects on the Old Bedhampton Conservation Area (OBCA):

- Visual appreciation of the OBCA is primarily from Lower Road and Lodge Road, and to some degree from Narrow Marsh Lane, from where the link between CA5 and the surrounding agricultural land and the general setting of the OBCA is perceived and the inspector concluded that these views make a moderate positive contribution to the appreciation of the OBCA.
- The comparatively low density of the proposed development, with much of the existing Lower Road hedgerow retained and new green buffers introduced would help to maintain an open aspect in the foreground with new houses behind, so that Old Manor Farm and the associated cottages would, to a large extent, be surrounded by built form.
- Therefore the development would erode the perception and understanding of the historical and functional relationship between CA5 and its agricultural setting, and the separation from the main roads.
- The loss of open setting would be particularly apparent in views travelling along Lower Road and elevated views from Lodge Road, resulting in a moderate degree of harm. Views from Narrow Marsh Lane would be less affected.
- The non-native conifer trees on the eastern site boundary are intrusive and their replacement with native woodland is acknowledged as a moderate degree of enhancement.
- The inspector concluded that there would be only limited harm to the tranquillity of the OBCA, but overall the significance of the OBCA would be harmed to a less than substantial degree and at a moderate level within that spectrum.

2.7.3. Effects on the wider landscape character area (LCA 13 Historic Bedhampton):

- The site currently makes a positive contribution to LCA13 and the proposed development would be 'transformational' with some residual landscape harm, although the low density of the development combined with the extensive areas of public open space and associated landscaping would provide some mitigation. The inspector attached significant weight to the council's landscape officer who did not object to the proposal subject to appropriate landscape conditions.

- The scale, design and materials would not appear out of context and the arrangement of the built form and roads led the inspector to agree with the LVIA's conclusion that there would be moderate adverse effects on landscape.
- The inspector agreed with the LVIA that visual effects are localised and would be softened as the landscaping matures, thus limiting major visual effects on a very limited number of dwellings.
- Though there would be some residual landscape and visual harm to Bedhampton's rural setting, the inspector was satisfied that the proposals would create a high quality environment for future residents and visitors.

2.7.4. The above comments have been taken into account in the scope of this LVA and in the assessment of sensitivities.

2.8. National Design Guide (2021):

The National Design Guide supports paragraph 134 of the NPPF which states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

The NDG sets out the Government's priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

2.8.1. Characteristic 1: Context: Enhances the surroundings

2.8.1.1. Para 38 describes this 'the location of the development and the attributes of its immediate, local and regional surroundings.' Para 39 states that 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

2.8.1.2. Para 40 states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

2.8.2. Characteristic 2: Identity: Attractive and distinctive

2.8.2.1. Para 50 describes this as 'the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

2.8.2.2. Para 51 states that Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

2.8.3. Characteristic 5: Nature: Enhanced and optimised

2.8.3.1. Para 90 describes this as 'Nature contributes to the quality of a place, and to people's quality of life, and it is a

critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

2.8.3.2. Para 91 states that well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

2.9. Summary

2.9.1. The key implications of the above policies, assessments and guidance have been considered further in relation to landscape and visual aspects in the following sections 4-6.

3. Landscape elements, qualities, functions and character

3.1. Methodology

3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 3 and summarised below. These form the landscape baseline evidence which both informs the development proposals and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. Please note that this assessment is undertaken on the assumption that Phase 1 (which lies to the immediate east of this site) is built out as per the consented plans.

3.1.2. General description of existing site and setting

3.1.3. The site is irregularly shaped and comprises an area of arable farmland lying to the south of Lower Road. The field is bounded to the south by hedgerow and small trees with the railway cutting beyond. To the east the site is the land to be occupied by Phase 1, and to the west is a strip of woodland and the A27/A3(M) junction beyond. The northern boundary comprises native vegetation and the boundary of a builders' merchant. Access to Lower Road is via the parcel of land to the east and an existing field gate.

3.1.4. The site is generally flat and slopes gently from approximately 9m AOD along the northern boundary to approx. 6m AOD in the south. The wider land form 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 2 -3 Existing Site and Figure 6 Topography

3.2. Geology, topography, soils

3.2.1. The site is located within a gently sloping plain which has been disrupted locally by major transport infrastructure. The site slopes from approx 9m in the north to 6m in the south. The soil is classified as Grade 1 (excellent quality agricultural land) with a potential for food production. Soilsmap map classifies the soil as 'Loamy soils with naturally high groundwater' but with low carbon which reduces its contribution to carbon sequestering.

3.2.2. The site's topography, being largely typical of the wider LCA has medium value and susceptibility to the type of change proposed, therefore we assign a medium sensitivity. The site's soils have high value and are susceptible to

compaction and contamination through construction works and therefore we assign them a high sensitivity.

3.3. Hydrology

- 3.3.1. The site contains no water bodies but the south-western corner is highlighted as an area liable to flood. The area is described by Soilscales as being naturally wet with local shallow ground water. Public water supplies rely on surface water abstraction nearby and the permeable soils will absorb rain fall. The site lies within a nitrate vulnerable zone.
- 3.3.2. The site's hydrology has low value but a medium susceptibility to change through the potential reduction in its ability to absorb water and we therefore assign it a medium sensitivity

3.4. Vegetation and biodiversity

- 3.4.1. The site is currently used for arable farming which is considered of low value for biodiversity, but the boundary vegetation is considered of medium value for its contribution to green infrastructure. The arable crops have a high susceptibility and the boundary vegetation has a low susceptibility to the specific type of change. We therefore assign vegetation and biodiversity a medium sensitivity.

3.5. Settlement and road pattern

- 3.5.1. The settlement has extended westwards from the core of Old Bedhampton along Lower Road, which once led to Farlington. Significant modern development has taken place to the north of Lower Road filling in the land between it and Bedhampton Hill, and the construction of the railway line, A27 and A3(M) have all disrupted the historic road pattern. Old Manor Farm has recently been included in the Old Bedhampton Conservation Area but has been previously converted to residential use. Once Phase 1 is built to the east of this site the settlement pattern will change further. We ascribe the settlement and road pattern a low value and a low susceptibility to the specific type of change, equating to a low sensitivity.

3.6. Access and recreation

- 3.6.1. There is no public access to the site and no PRoW in the vicinity. Opportunities exist on site to improve public access and provide public open space. We ascribe access and recreation a low value and low susceptibility to the type of change proposed which equates to a low sensitivity.

3.7. History

- 3.7.1. There are no listed buildings of scheduled monuments within the immediate vicinity of the site. Character Area 5: Old Manor Farm which forms part of the wider Old Bedhampton Conservation Area lies to the north-east of the site but is itself at some remove from the main conservation area. The historic field pattern which is described as parliamentary fields has been bisected by the railway and further disrupted by highways infrastructure and residential development. Old Manor Farm has been converted to residential use and as such has lost some of its historic context. Whilst it sits against the small area of remaining fields, its character is now residential and is influenced by the properties to the north, and would be further influenced by additional built form of Phase 1. Due to the presence of the outlier conservation area we ascribe history a medium value with a low susceptibility to the specific type of change. We therefore ascribe history a medium sensitivity

3.8. Perceptual qualities

- 3.8.1. Whilst some elements of the rural landscape remain, including partial views south across the fields in the direction the sea, the site is heavily influenced by the presence of transport infrastructure which has greatly diminished the tranquillity. Due to the open character, and the raised A3(M) flyover, noise carries from the busy roads to the west and south. Noise from the railway is more intermittent but still noticeable, especially with the occasional use of the trains' horns. We ascribe perceptual qualities a low value and a low susceptibility to the specific type of change,

which results in a low sensitivity.

3.9. Cultural connections / memories

- 3.9.1. Whilst there are cultural connection in the wider Old Bedhampton area there are none associated with the site and its immediate surroundings and therefore cultural connections will not be carried forwarded as a receptor.

3.10. Condition and coherence

- 3.10.1. Whilst the site is in generally good condition it has become separated from the wider landscape by transport infrastructure and influenced by the built form to the north. The site will be further influenced with additional built form of Phase 1 to the east, reducing further its connection with the wider landscape. It therefore lacks context and coherence and is ascribed a low value and a low susceptibility to change, which equates to a low sensitivity.

3.11. Built form and materials

- 3.11.1. There is no built form on the site and as therefore built form will not be carried forwarded as a receptor. Opportunity exists for proposed built form to reflect local materials and form.

3.12. Ecosystem services summary

- 3.12.1. The site provides some contribution to ecosystem services in the following ways: through food production, carbon capture and mitigating rainfall. Boundary vegetation contributes to green infrastructure. The impact on these functions will be assessed as part of the individual receptors.

4. Views

4.1. Methodology

- 4.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 6 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 8. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by land form. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected. Likely views from private houses are assessed from within the site.
- 4.1.2. Figure 9 indicates the location of photographic viewpoints and Figure 10 sets out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site. Views of a similar nature which are likely to be affected by the development, are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual receptors against which the proposals are assessed. 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 emerging development proposals. Viewpoints with no existing or potential view of the site are not considered further.

4.2. General description of visibility

- 4.2.1. The site is visible from Lower Road, through field gates and hedges and from the elevated highway to the west, through boundary vegetation. There are also glimpsed views from the adjacent railway and from PROW to the east. Views will also be possible from some nearby residential properties, including those within Phase 1 to the

east and Character Area 5 of the Old Bedhampton Conservation Area, from south-facing windows and gardens. Please note that this assessment is undertaken on the assumption that Phase 1 (which lies to the immediate east of this site) is built out as the consented plans. Where there is no visibility, receptors will not be taken forward for assessment in Volume 2.

4.3. Views from Lower Road (Viewpoints 1-4)

- 4.3.1. These views represent visual receptors on Lower Road to the north, within the setting of Old Bedhampton Conservation Area (viewpoint 1 on boundary of Character Area 1: Historic Settlement and viewpoints 2-4 within the setting of Character Area 5: Old Manor Farm). View receptors will be motorists, concentrating on the road ahead and pedestrians and cyclists who would have a greater interest in their surroundings. All would be on the edge of a settlement within the setting of a conservation area and have high expectations of scenic beauty, somewhat reduced by the proximity of adjacent modern housing and transport infrastructure. We therefore assign these receptors a high value and a medium susceptibility to the specific type of change, which equates to a high sensitivity. Assuming that Phase 1 were to be built the site would not be visible from viewpoints 1 and 2 and any development of the type proposed would likewise not be visible and these viewpoints will not be considered further in the visual appraisal, Volume 2.

4.4. Views from Lodge Road (Viewpoints 5-6) and Brookside Road (Viewpoint 10)

- 4.4.1. These views represent visual receptors on Lodge Road and Brookside Road (outside the conservation area) to the north. View receptors will be motorists, concentrating on the road ahead and pedestrians and cyclists who would have a greater interest in their surroundings. All would be within the settlement and have low expectations of scenic beauty. We therefore assign these receptors a medium value and a medium susceptibility to the specific type of change, which equates to a medium sensitivity but as the site is not visible, and any development of the type proposed would likewise not be visible, these viewpoints will not be considered further in the visual appraisal, Volume 2.

4.5. Views from Old Bedhampton Conservation Area Character Area 1: Historic settlement & Character Area 3; Bidbury Mead (Viewpoints 7-9,11 & 12)

- 4.5.1. These views represent visual receptors on Lower Road, Brookside Road and Bidbury Lane to the north, within Old Bedhampton Conservation Area (viewpoints 7-9 & 11 within Character Area 1: Historic Settlement and viewpoint 12 within the setting of Character Area 3: Bidbury Mead). View receptors will be motorists, concentrating on the road ahead and pedestrians, cyclists and visitors to the recreation ground who would have a greater interest in their surroundings. All would have high expectations of scenic beauty being within a conservation area but close to the wider modern settlement. We therefore assign these receptors a high value and a high susceptibility to the specific type of change, which equates to a high sensitivity but as the site is not visible, and any development of the type proposed would likewise not be visible, these viewpoints will not be considered further in the visual appraisal, Volume 2.

4.6. Views from public rights of way in the east (Viewpoints 13-17)

- 4.6.1. These views represent visual receptors on PRow to the east. Some are within Old Bedhampton Conservation Area Character area 2: Mill and environs or its immediate setting (13-16) and some are on Wayfarer's Walk long distance trail (viewpoint 13). View receptors would be pedestrians or cyclists who would have an interest in their surroundings. All would have high expectations of scenic beauty being within or adjacent to a conservation area but reduced where it is influenced by the railway and as the influence of the A27 became increased. We therefore assign those receptors in the north (viewpoints 13-15) a high value and a high susceptibility to the specific type of

change, which equates to a high sensitivity and those in the south, where the PRoW crosses the A27 (viewpoints 16,17) a medium value and a medium susceptibility to change which equates to a medium sensitivity. If Phase 1 were to be built the site would not be visible from these viewpoints and any development of the type proposed would likewise not be visible and these viewpoints would not be considered further in the visual appraisal, Volume 2.

4.7. Views from A27 (Viewpoints 18-21)

- 4.7.1. These views represent visual receptors on the A27 and sliproad to the south and east. View receptors would be motorists travelling a moderate to high speed focussing on the road or pedestrians or cyclists who would have a potentially greater interest in their surroundings. All would have low expectations of scenic beauty being on or adjacent to a main road on the outskirts of a settlement with views towards Phase 1. We therefore assign these receptors a low value and a low susceptibility to the specific type of change, which equates to a low sensitivity.

4.8. Views from Bedhampton Hill (Viewpoints 22-26)

- 4.8.1. These views represent visual receptors on Bedhampton Hill to the north. View receptors would be motorists travelling a moderate speed focussing on the road or pedestrians and cyclists who would have a potentially greater interest in their surroundings, although be walking on a busy residential road. All would have low expectations of scenic beauty being on or adjacent to a main road on the outskirts of a settlement. We therefore assign these receptors a low value and a low susceptibility to the specific type of change, which equates to a low sensitivity. As the site is not visible from viewpoints 23, 25 and 26 and any development of the type proposed would likewise not be visible, these viewpoints will not be considered further in the visual appraisal, Volume 2.

4.9. Views from railway (Viewpoint 27)

- 4.9.1. These views represent visual receptors travelling by train to the south. View receptors would be passengers travelling a moderate speed with some interest in their surroundings. All would have low expectations of scenic beauty being on the outskirts of a settlement, with views of existing built form and Phase 1. We therefore assign these receptors a low value and a low susceptibility to the specific type of change, which equates to a low sensitivity.

4.10. Views from Portsdown Hill Road (Viewpoints 28-29)

- 4.10.1. These views represent visual receptors on Portsdown Hill Road to the north. View receptors would be motorists travelling a moderate speed focussing on the road or pedestrians or cyclists who would have a potentially greater interest in their surroundings, as the road also forms part of the Wayfarer's Walk, although crossing the bridge over the A3(M) (Viewpoint 28) offers views of considerable transport infrastructure. All would have moderate expectations of scenic beauty being on a long distance trail but tempered by being on a main road within a settlement. We therefore assign these receptors a medium value and a medium susceptibility to the specific type of change, which equates to a medium sensitivity. As the site is not visible from viewpoint 29 and any development of the type proposed would likewise not be visible, this viewpoint will not be considered further in the visual appraisal, Volume 2

4.11. Views from public open space to the south (Viewpoints 30-33)

- 4.11.1. These views represent visual receptors on public open space and PRoW in the south. View receptors would be those engaged in recreation, pedestrians or cyclists who would have a heightened interest in their surroundings. Viewpoint 30 lies within the neglected Broadmarsh Playing Fields and viewpoints 31-33 lie adjacent to areas with multiple ecological designations (Ramsar, SSSI, SPA, SAC). Viewpoints 32 and 33 are both on the Solent Way long distance route and viewpoint 33 is also on the Wayfarer's Walk. All areas are close to the A27 and Budds farm Sewage Works. Receptors would have moderate expectations of scenic beauty being on a long distance trail/ public open space but tempered by being on a main road and close to a sewage works on the edge of a settlement. We therefore assign these receptors a medium value and a medium susceptibility to the specific type of change, which equates to a medium sensitivity. As the site is not visible from viewpoints 30 to 33 and any

development of the type proposed would likewise not be visible, these viewpoints will not be considered further in the visual appraisal, Volume 2

4.12. Private views from houses

- 4.12.1. There are a small number of houses adjacent to the site's northern and north-eastern boundaries with views overlooking it, from first floor and ground floor windows and gardens, sometimes partially screened by existing built form and heavily filtered by boundary vegetation in summer, more open in winter. Properties on higher ground further northwards will see the proposed built form in between and over existing built form and in the context of the existing settlement. There would also be views and partial views from west-facing windows of Phase 1. The value of these private views is considered to be low as they are not attributed any formal value by society, but they are have a high susceptibility to the type of change and an overall high sensitivity.

5. Summary of key design drivers, constraints and opportunities

- 5.12.1. The key sensitivities, constraints and opportunities are summarised below and illustrated in Figure 11. This was then used to inform the parameters plan at Figure 12.
- Protect the setting of the conservation area
 - Set built form away from noisy roads
 - Enhance existing green infrastructure and provide additional habitat and pedestrian linkages

6. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2021)
- National Planning Policy Framework (2021)
- Havant Borough Core Strategy (2011)
- The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open LAND IN HBC (2015)
- Havant Borough Council Borough Design Guide Supplementary Planning Document (2011)
- Havant Borough Council Old Bedhampton Conservation Area Appraisal (2019)
- Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)
- Hampshire County Integrated Character Assessment (2012))
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website
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Appendix 1: LVE Methodology

1. Scope and methodology of study

1.1. Scoping of the study

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.

The landscape character of the wider area, as described by landscape character assessments carried out at borough and county 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.

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 land form 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.

1.2. Methodology Guidance

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 Natural England's An Approach to Landscape Character Assessment (2014).

1.3. Desktop research

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.

1.4. Method statements

The photographic survey was undertaken in winter, meaning that deciduous vegetation was lacking leaf cover and provided minimum screening, demonstrating 'worst-case' visibility. Seasonal changes in screening resulting from leaf cover would therefore be favourable compared to the survey results.

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 land form 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.

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. An LVE and 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.

2. Evaluation criteria for Landscape Sensitivity

2.1. Reporting on the landscape baseline

The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- 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.

2.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

2.3. 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.

2.3.1. 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
- Function as an ecosystem service
- 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, multi-functional ecosystem services provision Medium value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features, some provision of ecosystem services. Low value, without acknowledged or perceived positive character and quality, little or no provision of ecosystem services.
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2.3.2. 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. Medium susceptibility 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.
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2.3.3. 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.

3. Evaluation criteria for visual sensitivity

3.1. 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).

3.2. Photographs

Photographs were taken using a Nikon D5300 digital SLR camera at a 35mm focal length using a 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.

3.3. 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.

3.4. 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.

3.4.1. Determining value of the view

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 ↑ ↓ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national). Medium value within a medium quality landscape. Low value within a low quality landscape.
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3.4.2. 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 with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium 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
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3.4.3. 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.

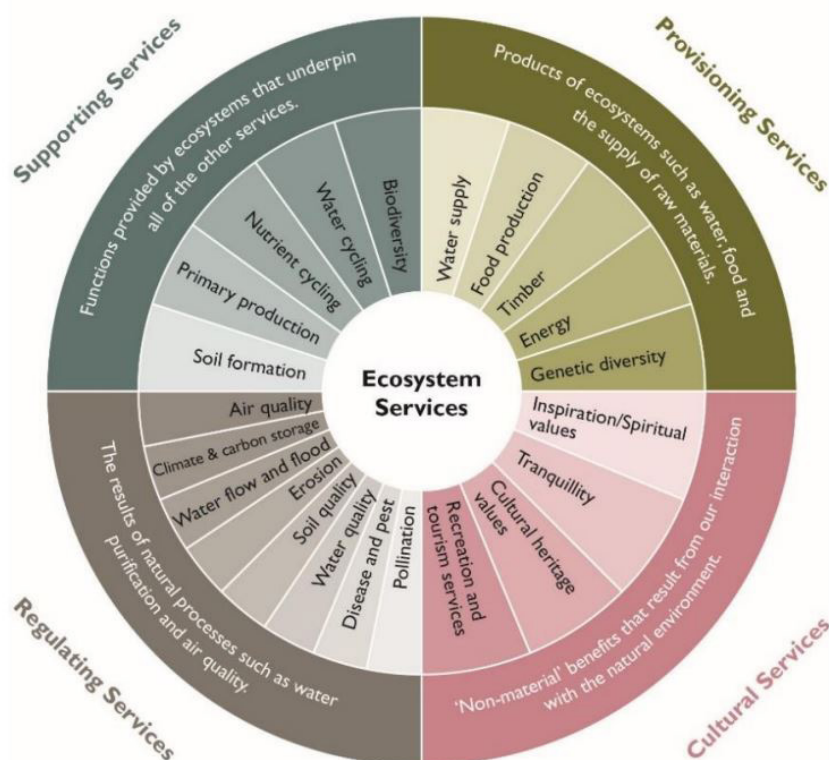
Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

4. Glossary of key terms

- **Ecosystem services:** Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: 'The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.' Ecosystem services are the result of the interaction of human and natural systems, including the way

that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).

- **Landscape character:** A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- **Landscape character area:** Geographically identifiable areas of landscape that have their own individual sense of place.
- **Landscape character type:** Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- **Time depth:** The visible evidence in the landscape for change and continuity over periods.
- **Tranquillity:** A sense of a lack of disturbance from either visual or noise intrusion.



Ecosystem Services wheel, courtesy of South Downs National Park Authority

Appendix 2: Figures

Figure 1 - Site location

Figure 2 - Site description

Figure 3 - Site photos

Figure 4 - Landscape designations

Figure 5 - Heritage and access designations

Figure 6 - Topography

Figure 7 - Landscape elements: Historic Maps

Figure 8 - Zone of theoretical visibility (ZTV)

Figure 9 - Viewpoint location diagram

Figure 10 - Viewpoint photographs

Figure 11 - Opportunities and constraints

Figure 12 - Parameter plan

Figure 1 - Site location

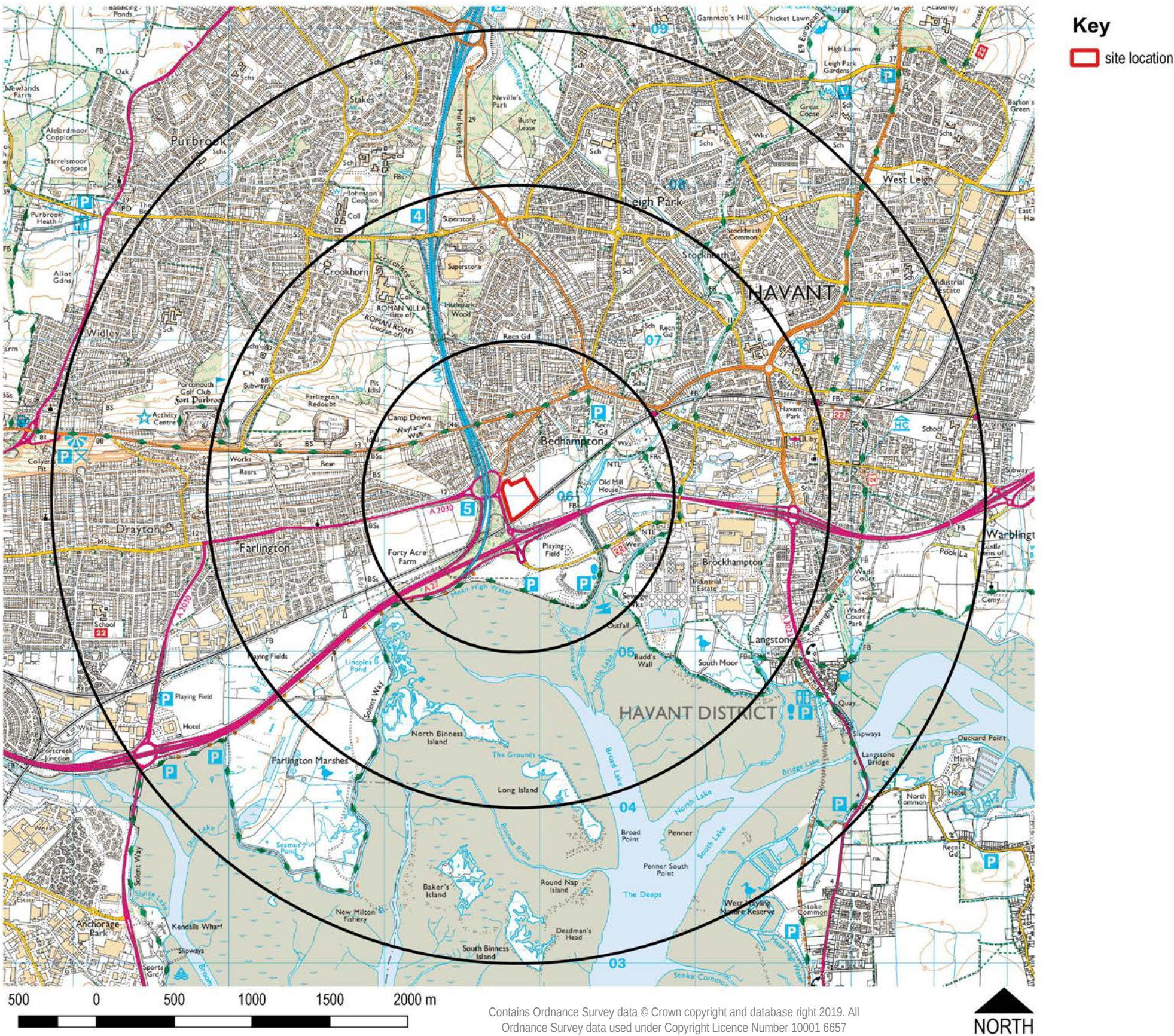


Figure 2 - Site description



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Figure 3 - Site photos



Viewpoint a: Panorama looking south from north-east corner of site showing industrial unit of builders' merchant on Lower Road on right of photo with partial views of A3(M) flyover beyond.



Viewpoint b: Panorama looking south from adjacent to builders' merchant on Lower Road. Rail-side vegetation is visible on left, with A27 beyond and to the right is partially visible the A3(M) flyover. Phase 1 would be visible to the left of the photo.



Viewpoint c: Panorama looking south from adjacent to Lower Road and builders' merchant. Roadside vegetation to right hand side with A27 beyond. Rail side and roadside vegetation form horizon.



Viewpoint d: Panorama looking south from adjacent to the site's north-western boundary corner. Builders' merchants visible to centre of photo. Rail side and roadside vegetation form horizon to southern and western boundary. Phase 1 would be visible beyond the builders' merchants in the left and centre of the photo.



Viewpoint e: Panorama looking north-east to south east from adjacent to the site's western boundary. Lower Road is partially visible through vegetation either side of builders' merchant. Rail side and roadside vegetation form horizon to southern boundary. Phase 1 would be visible beyond the builders' merchants in the centre and left of the photo.



Viewpoint f: Panorama looking north-east from adjacent to site's south-western corner and railway line to south. Roadside vegetation to left hand side with A27 beyond. Properties on Lower Road are partially visible through vegetation either side of builders' merchant. Rail side vegetation forms boundary to south. Phase 1 would be visible to the centre and right of the photo.



Viewpoint g: Panorama looking west to east from adjacent to site's southern boundary and railway line vegetation. Roadside vegetation to left hand side with A27 beyond. Properties on Lower Road are partially visible either side of builders' merchant. Phase 1 would be visible beyond the builders' merchants in the background on the right of the photo..



Viewpoint h: Panorama looking north-west from adjacent to site's south-eastern corner and railway line to south. Roadside vegetation to left hand side with A27 beyond. Lower Road is partially visible through vegetation either side of builders' merchant. Rail side vegetation forms boundary to south.



Viewpoint i: Panorama looking south to north from adjacent to site's eastern boundary. Rail side and roadside vegetation form horizon with possible views to A27 beyond vegetation. Properties on Lower Road visible through gaps in vegetation to northern site boundary.

Figure 4 - Landscape designations

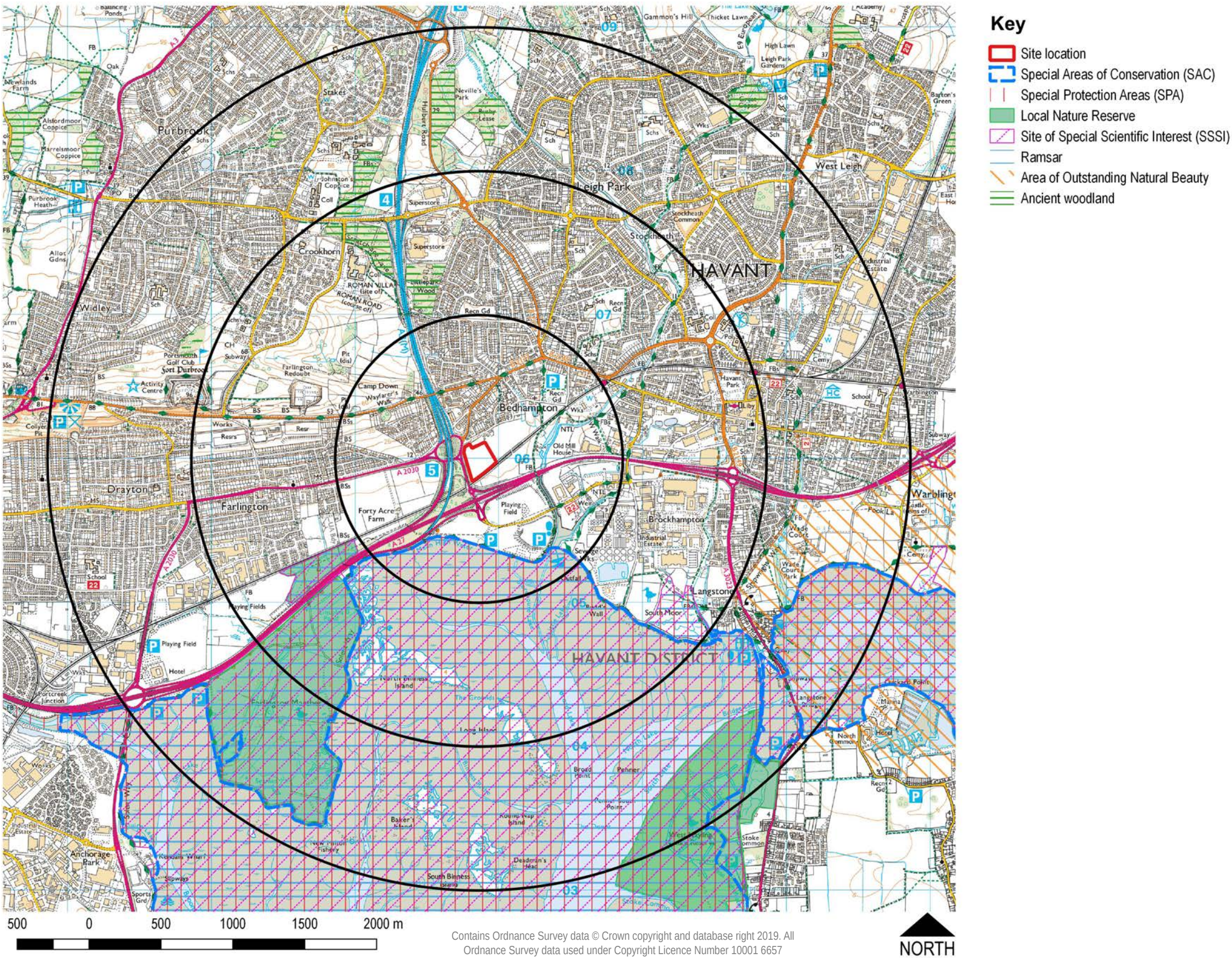


Figure 5 - Heritage and access designations

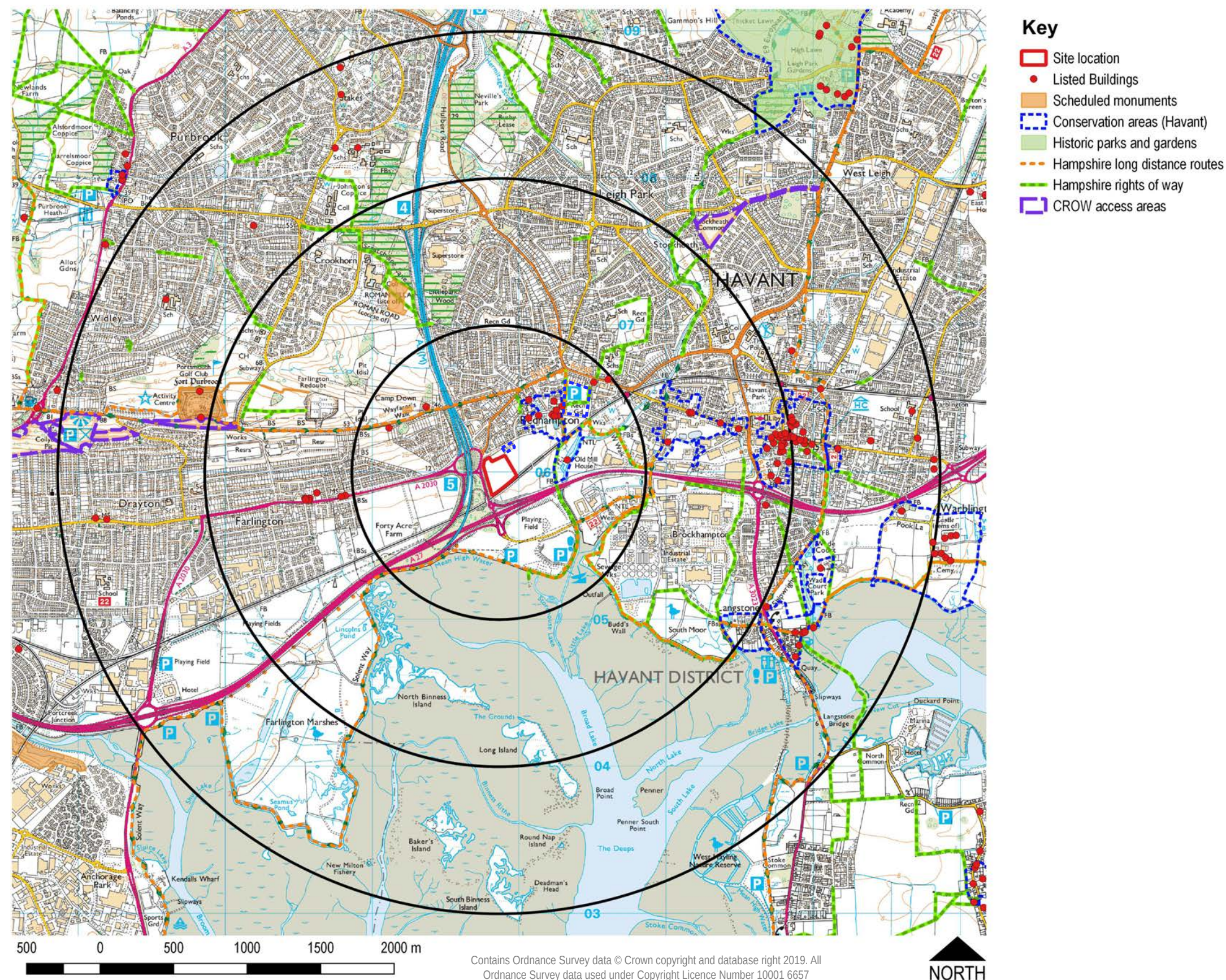


Figure 6 - Topography

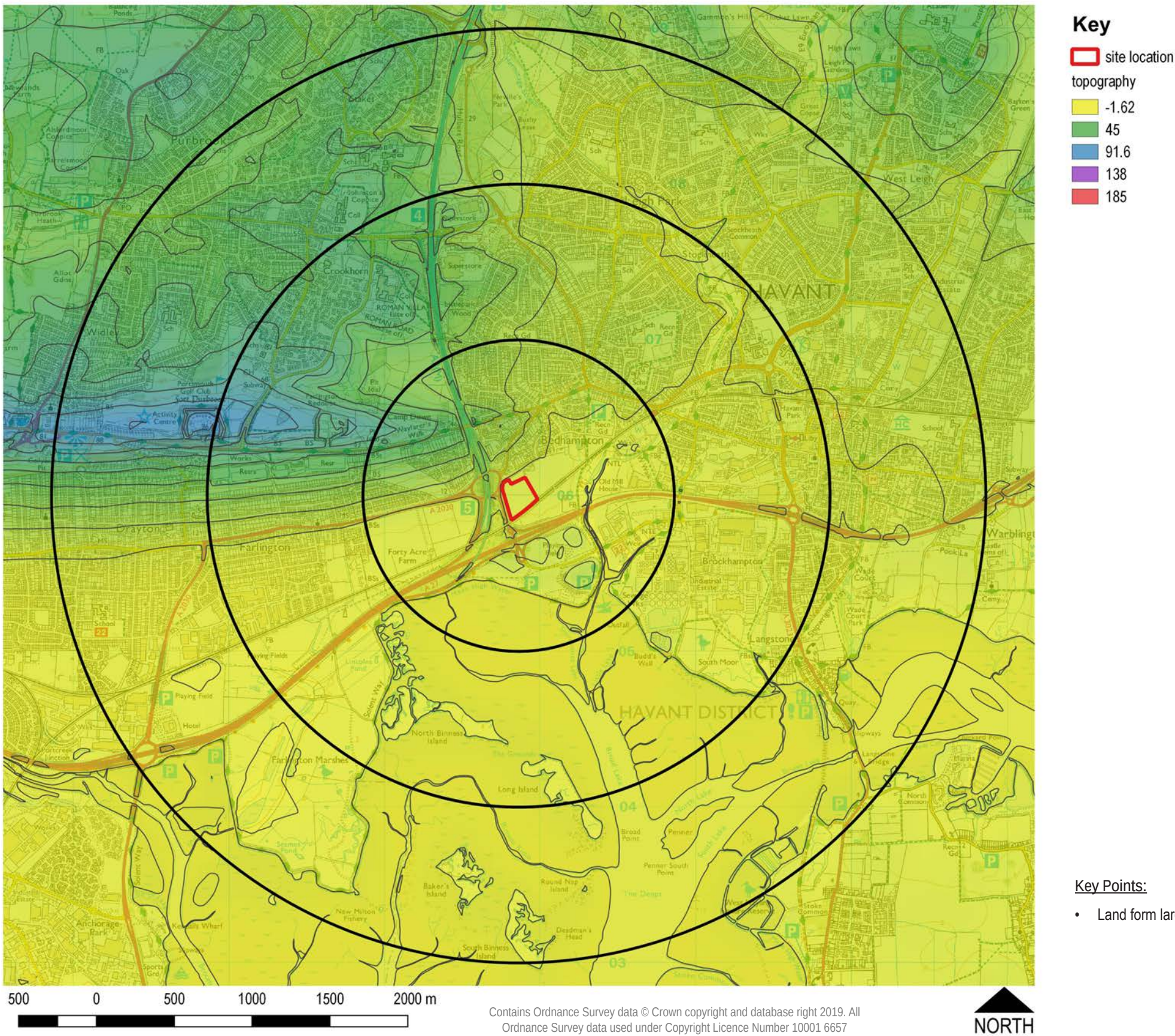


Figure 7 - Landscape elements: Historic Maps



1870 The site lies within open farmland to the south of the landscaped grounds of The Elms but abutting the South Coast Railway (c. 1847) which severed the connection with land to the south, although a railway bridge has been constructed for access.



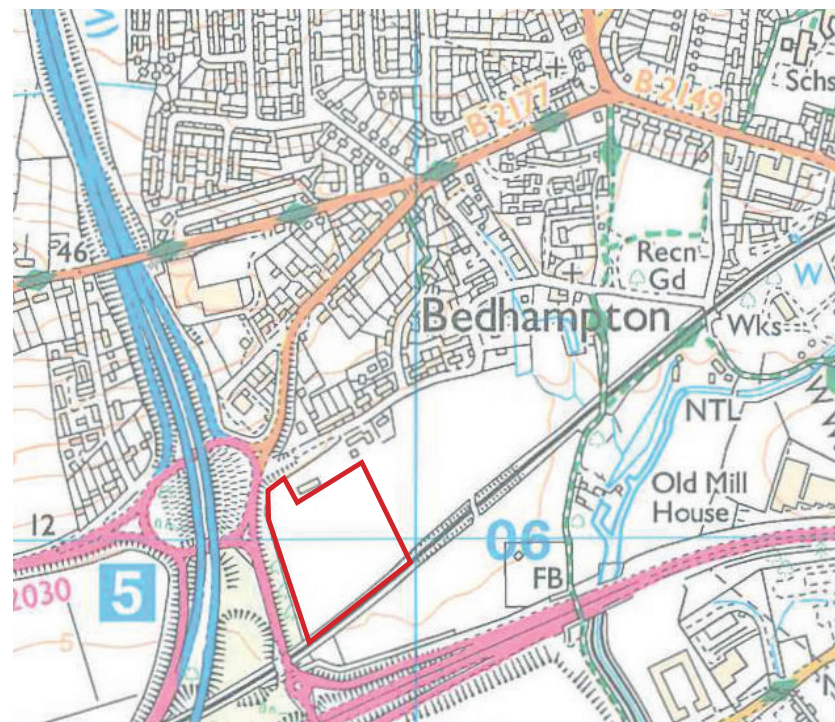
1907 Manor Farm and the cottages opposite have been built on Lower Road, partially on the former landscaped grounds of The Elms and there is additional built form on the southern side of Bedhampton Hill.



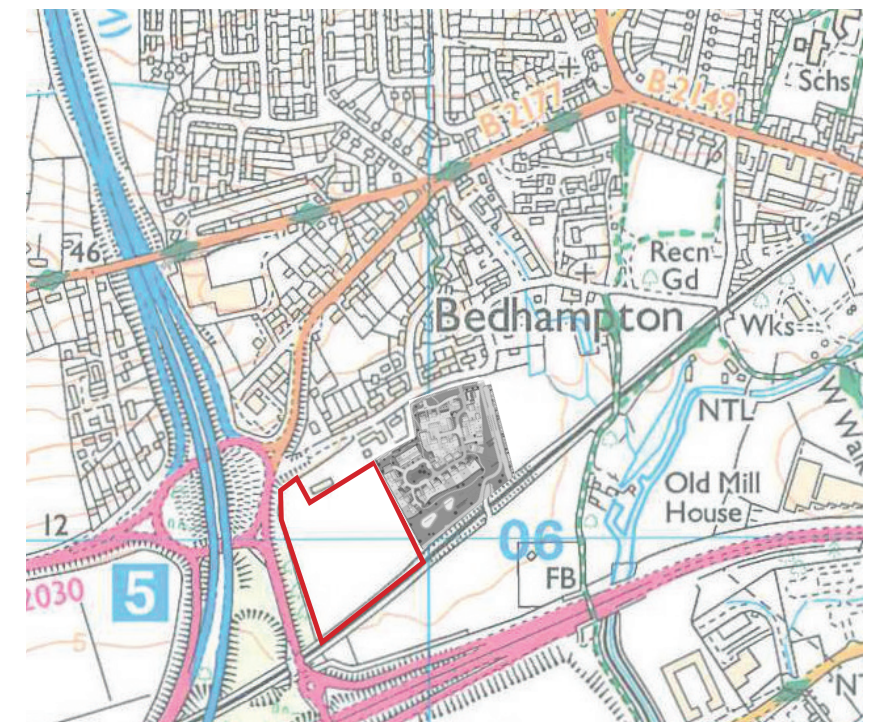
1938-42 Increased built form on Bedhampton Hill and modern speculative housing at Lester Avenue/Hulbert Road with more visible in outline. The creation of sewage works and water works to the east of the railway indicate that the population is increasing in size.



1975-80 Significant increase in residential built form including new housing at Lodge Road and Lower Road. Construction of the A27 and A3(M) junction to the west and south of the site has severed the site from Farlington in the west and the wider landscape and increases the peri-urban setting.



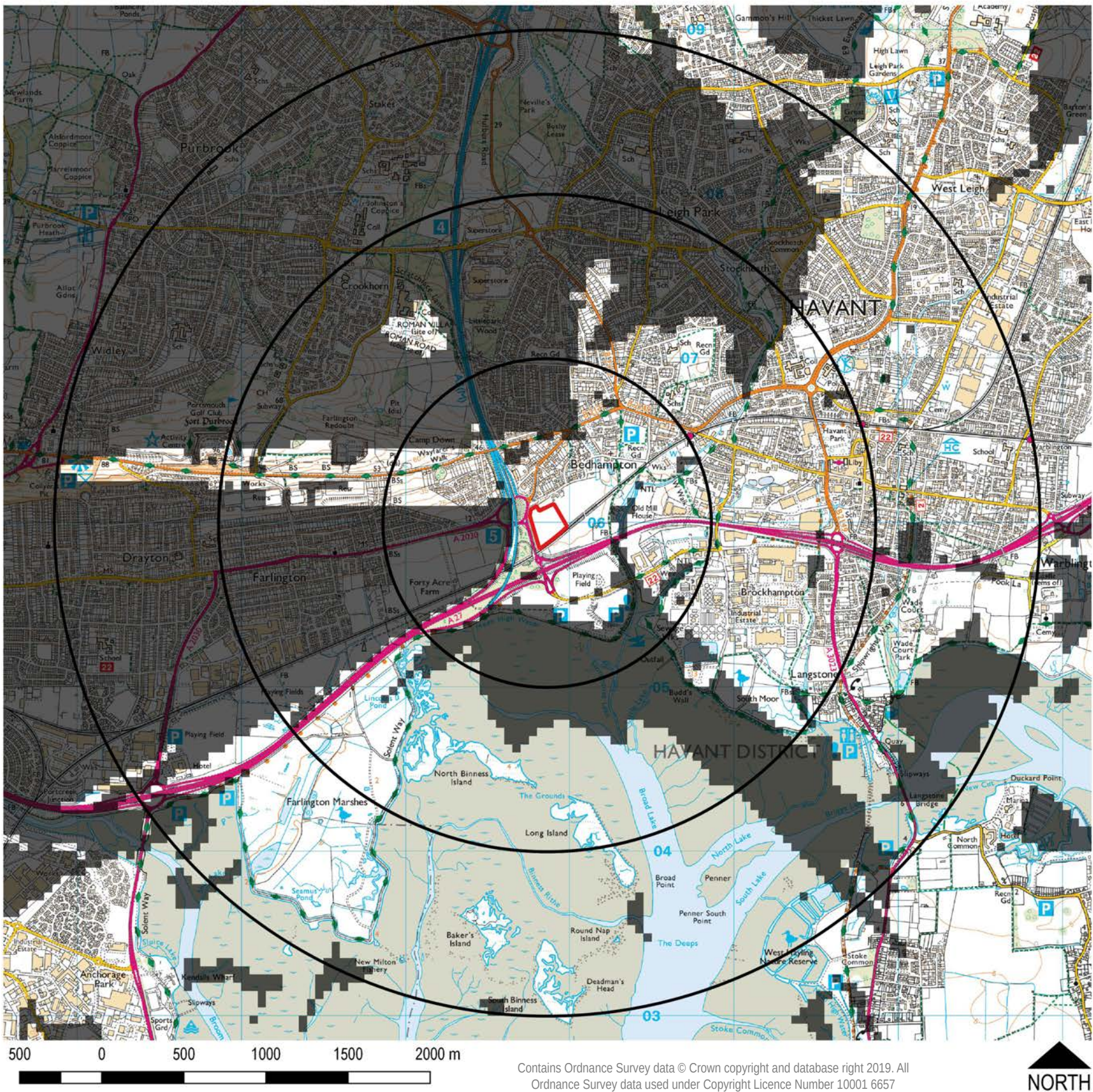
2015 OS 1:2500 map. Slight increase in built form, including at the builders' merchants to the immediate north of the site.



2015 OS 1:2500 map. Showing impact of consented Phase 1 scheme on settlement pattern. Site has become more separated from remnant farming landscape.

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Figure 8 - Zone of theoretical visibility (ZTV)



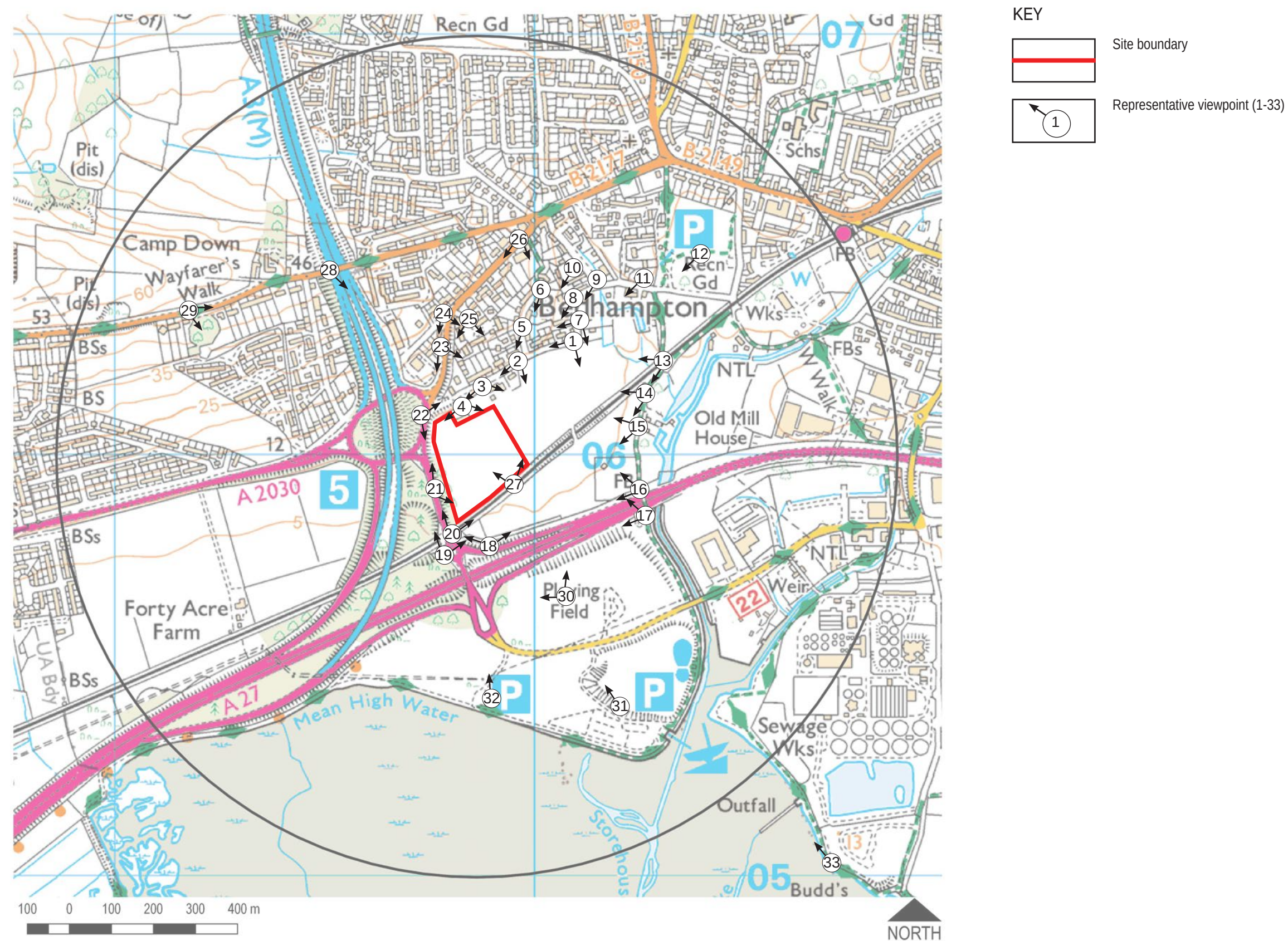
Key

- site location
- zone of theoretical visibility
- Development unlikely to be visible
- Development potentially visible

IMPORTANT

This computer generated model is based on a 'bare-earth' scenario, discounting the 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. A such, the ZTV is potentially misleading and actual visibility may be proved to be considerably less through fieldwork, as has been proven to the case here (refer to Viewpoint Location Plan). This diagram was created with a building ridge height of 8.0m, and a viewer height of 1.65m.

Figure 9 - Viewpoint location diagram



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Figure 10 - Viewpoint photographs



Viewpoint 1: Panoramic view south and south-west from Lower Road approx. 400m from centre of site and on boundary of Old Bedhampton Conservation Area (Character Area 1: Historic Settlement). Ground plane of site partially visible through field gate and hedgerow with views to boundary vegetation. Manor Farm (within newly designated extension to Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm)) visible above hedgerow and seen against wooded backdrop of field/highways boundary. In summer views may be less open. Receptors will be motorists, pedestrians and local residents. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 2: Panoramic view south and south-west along Lower Road approx. 250m from the centre of site adjacent to Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm). Possible views of site visible through vegetation and past intervening built form in winter. Receptors will be motorists, pedestrians and local residents. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 3: Panoramic view south to south-west from Lower Road, adjacent to Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm); approx. 150m from centre of site. Partial close view of ground plane of site in winter over hedge and through intervening trees and vegetation. Receptors will be motorists, pedestrians and local residents.



Viewpoint 4: Panoramic view south-east to south-west from Lower Road; approx. 140m from centre of site, adjacent to builders' merchant. Partial views of ground plane of site are possible in winter, seen through intervening vegetation. Receptors will be motorists, pedestrians, local residents and workers in the industrial unit.



Viewpoint 5: View south from Lodge Road; approx. 300m from centre of site. No view of site due to existing intervening built form and vegetation. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 6: View south from Lodge Road; approx. 400m from centre of site. No view of site due to existing intervening landform, built form and vegetation.



Viewpoint 7: Panoramic view south to south-west from Lower Road; approx. 375m from centre of site within Old Bedhampton Conservation Area (Character Area 1: Historic settlement) No view site due to existing intervening built form and vegetation. When Phase 1 is built out in line with planning consent partial views of new planting and built form will be visible.



Viewpoint 8: View south from Lower Road; approx. 400m from centre of site within Old Bedhampton Conservation Area (Character Area 1: Historic settlement) , adjacent to The Elms. No view of site due to existing intervening built form and vegetation.



Viewpoint 9: View south-west from Brookside Road; approx. 550m from centre of site within Old Bedhampton Conservation Area (Character Area 1: Historic settlement) No view of site due to existing intervening built form and vegetation.



Viewpoint 10: View south-west from Brookside Road; approx. 500m from centre of site. No view of site due to intervening land form, built form and vegetation. R



Viewpoint 11: View south-east from the church of St Thomas the Apostle; approx. 550m from centre of site and within Old Bedhampton Conservation Area (Character Area 1: Historic settlement) . No view of site due to intervening built form and vegetation.



Viewpoint 12: Panoramic view south-west from the Bidbury Mead Recreation Ground within Bedhampton Conservation Area (Character Area 3: Bidbury Mead); approx. 700m from centre of site. No view of site due to intervening built form and vegetation.



Viewpoint 13: Panoramic view east from public right of way on viaduct on Mill Lane; approx. 500m from centre of site and within setting of conservation area. No view of ground plane of site due to intervening coniferous shelterbelt. When Phase 1 is built out in line with planning consent new planting and built form will block views of the site.



Viewpoint 14: Panoramic view west from PROW Mill Lane; approx. 450m from centre of site and within Old Bedhampton Conservation Area (Character Area 2: Mill and environs). Partial, filtered views of southern part of site possible in winter through intervening vegetation. Receptors will be walkers and few local residents within the conservation area. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 15: Panoramic view north-west from PROW (The Hampshire Way) Mill Lane; approx. 400m from centre of site and within Old Bedhampton Conservation Area (Character Area 2: Mill and environs). No view of ground plane of site due to boundary vegetation. Partial views of site possible in winter through intervening vegetation. Receptors will be walkers and few local residents within the conservation area. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 16: Panoramic view north-west from PROW on footbridge crossing A27; approx. 400m from centre of site in setting of Old Bedhampton Conservation Area (Character Area 2: Mill and environs). Partial, filtered views of site and of proposed built form may be possible through intervening vegetation in winter. Receptors will be walkers. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 17: Panoramic view north-west from PROW on footbridge crossing A27; approx. 420m from centre of site. No view of ground plane of site but partial, filtered views of proposed built form may be possible through intervening vegetation in winter. Receptors will be walkers. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 18: Panoramic view north to north-east from A27 slip-road; approx. 250m from centre of site. No view of ground plane of site but partial, filtered views of proposed built form, may be possible through intervening vegetation. Receptors will be motorists and pedestrians. When Phase 1 is built out in line with planning consent new planting and built form would block views of the site.



Viewpoint 19: Panoramic view north to north-east from A27 slip-road; approx. 275m from centre of site. No view of ground plane of site but partial views of proposed built form may be possible through existing vegetation in winter, seen in context of existing built form on Lower Road and proposed built form of Phase 1. Receptors will be motorists and pedestrians.



Viewpoint 20: Panoramic view north-east from A27 slip-road on bridge over railway; approx. 225m from centre of site. Partial view of ground plane of southern and eastern end of site with filtered views of northern and western end of site. Phase 1 would be visible in the background. Receptors will be motorists and pedestrians.



Viewpoint 21: Panoramic view north to north-east from A27 slip-road; approx. 200m from centre of site. Partial , filtered views of ground plane of site are possible through existing vegetation and partial views of Phase 1 would also be visible. Receptors will be motorists and pedestrians.



Viewpoint 22: Panoramic view east to south from Bedhampton Hill; approx. 175m from centre of site. No view of ground plane of site due to intervening land form and vegetation. Partial views of proposed built form may be possible seen through roadside vegetation.



Viewpoint 23: View south-east from Bedhampton Hill; approx. 250m from centre of site. No view of site due to intervening land form and vegetation.



Viewpoint 24: Panoramic view south-east to south from Bedhampton Hill; approx. 350m from centre of site. No view of site due to intervening land form and vegetation. Partial views of rooftops of proposed built form may be possible seen through intervening vegetation and in the context of existing built form.



Viewpoint 25: Panoramic view south-east to south from Bedhampton Hill at entrance to Maple Wood; approx. 325m from centre of site. No view of site due to intervening vegetation and built form.



Viewpoint 26: View south from Bedhampton Hill; approx. 525m from centre of site. No view of site due to intervening built form.



Viewpoint 27: View north from railway adjacent to site; approx. 100m from centre of site. Partial views of site are possible over boundary vegetation and seen against backdrop of built form of Lower Road including newly designated Old Bedhampton Conservation Area (Character Area 5: Old Manor Farm). Partial views of Phase 1 would also be visible. Receptors will be railway passengers. (Photo: 2017)



Viewpoint 28: View south-east from Portsdown Hill Road (Wayfarer's Walk long distance trail) on bridge over A3(M); approx. 550m from centre of site. Partial views of proposed built form may be possible through or over intervening vegetation and between existing built form. Receptors will be motorists and pedestrians.



Viewpoint 29: Panoramic view south-east from Portsdown Hill Road (Wayfarer's Walk long distance trail); approx. 775m from centre of site. No view of site due to intervening built form and vegetation.



Viewpoint 30: View north from Broadmarsh Playing Fields; approx. 400m from centre of site. No views of the site are possible due to intervening vegetation and land form.



Viewpoint 31: View north from Broadmarsh Coastal car park; approx. 700m from centre of site (adj to Ramsar site, SSSI, SAC, SPA, The Hampshire Way/Solent Way). No view of site due to intervening land form and vegetation.



Viewpoint 32: View north from Broadmarsh Coastal car park; approx. 575m from centre of site (adj to Ramsar site, SSSI, SAC, SPA, The Hampshire Way/Solent Way). No view of site due to intervening land form and vegetation.

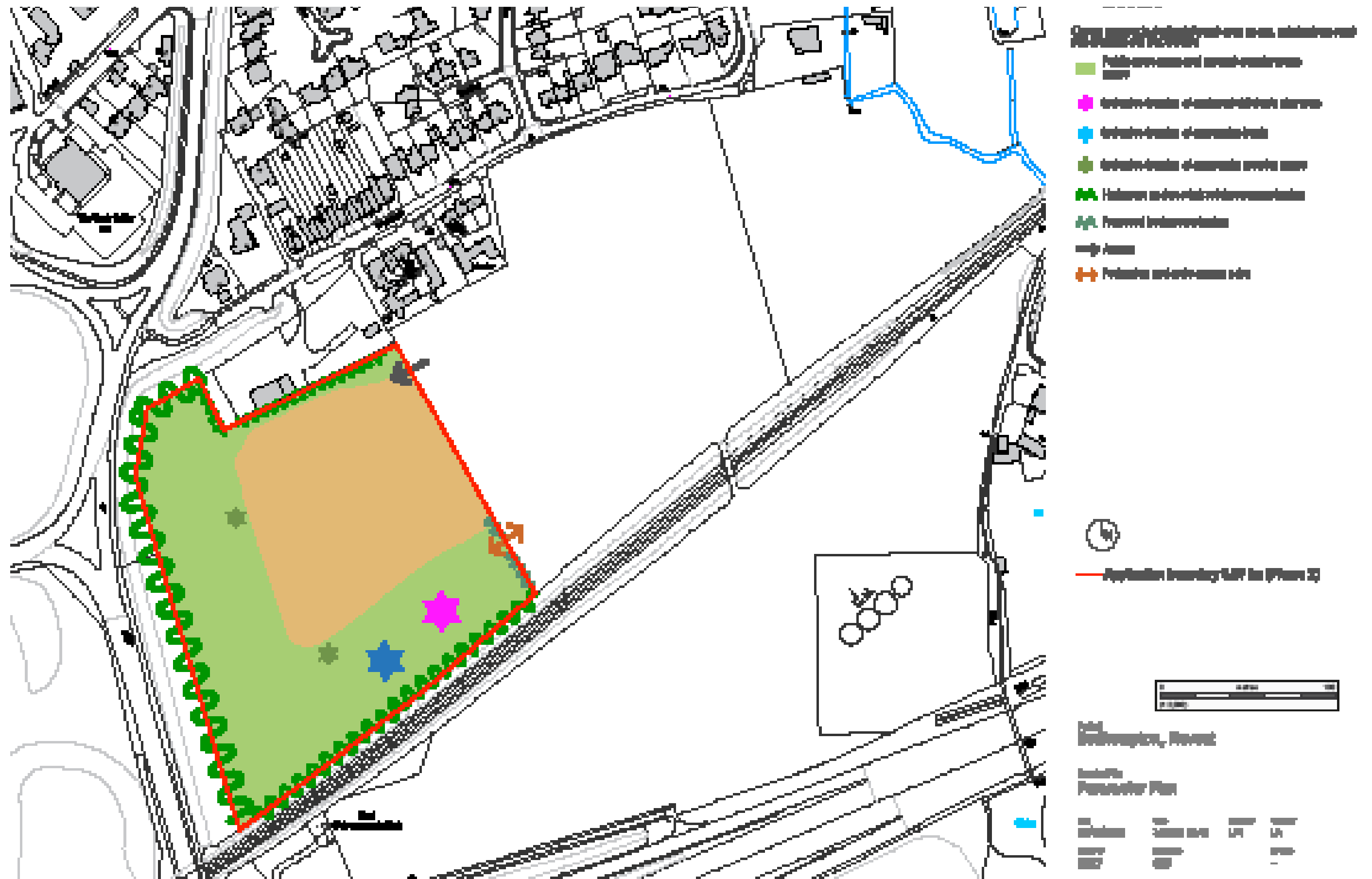


Viewpoint 33: View north-west from Budd's Wall; approx. 1.25km from centre of site (adj to Ramsar site, SSSI, SAC, SPA, Wayfarer's Walk /Solent Way). No views of the site are possible due to intervening vegetation and land form.

Figure 11 - Opportunities and constraints



Figure 12 - Parameter plan



Appendix 3: Landscape Baseline Table

(Most relevant shaded green, most detailed shaded orange; other columns include only comments not included in the green – most relevant - column)

	Havant Borough Townscape, Landscape and Seascape Character Assessment (2007) Landscape Character Area (LCA) 13: Historic Bedhampton, Landscape Character Type H: Open lower harbour plain.	Additional characteristics from: Hampshire County Integrated Character Assessment (2012) LCA 9G: Havant and Emsworth Coastal Plain, Landscape Character Type: Coastal Plain Open	Additional characteristics from: NCA 126 South Coast Plain	Terra firma observations (most detailed characteristics)
Geology / topography / soils	River terrace and periglacial deposits over a mix of Tertiary bedrock including chalk, sands and clays, producing freely draining soils and loamy soils with a naturally high water content 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 To the west the soils are shallow lime-rich as a result of the underlying chalk... while to the south the soils are loamy with a naturally high water content Low lying and predominantly flat with some local variations producing smooth low mounds The underlying solid geology includes in a east west alignment, starting from the north, London Clay, Lambeth Group and the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation. This has given rise to a landform rising in an east west direction, eventually onto the chalk ridge of Portsdown within the adjacent LCA12 Portsdown Hill	Extensive and flat or gently sloping plain.	The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils The soils in this NCA predominantly have low levels of soil carbon (0–5 per cent). However, there are some very small patches, in the west, that reach carbon levels of up to 20–50 per cent	The site slopes gently downwards from north to south. Classified as Grade 1 agricultural soils (excellent quality agricultural land) (Magic.defra.gov.uk) Classified as Loamy soils with naturally high groundwater; low carbon; (Soilscapes; Cranfield Soil and Agricultural Institute)
Hydrology			Public water supply relies on surface water abstraction and groundwater from the Lower Greensand aquifer and the Worthing and Chichester chalk blocks. Water supply is under pressure throughout the area.	Naturally wet: Local shallow groundwater ; Although subject to groundwater inundation in the subsoil, these soils can be droughty in the summer (Soilscapes; Cranfield Soil and Agricultural Institute) Flood warning mapping shows that the south-west corner of the site is at risk from surface water flooding.
Vegetation and biodiversity	Medium size predominantly arable fields with sparse intermittent hedgerow vegetation. 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	Remnant mature oaks in suburban settings along verges and stream courses likely to have been associated with former field hedges.	Nearly 2,000 ha of grassland provides important sources of nectar for pollinating insects, along with hedges, which are vital for the success of many of the area's horticultural crops	Arable field with roadside and rail-side vegetation to west and south

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Settlement and road pattern	A range of roadway characteristics. Main traffic arteries with high volumes of traffic. Engineering works including bridges and embankments are prominent due to the flat landform and proximity to the water's edge. In contrast open unclassified straight roads with a strong rural character, low volume of traffic and the occasional remnant hedgerow tree forming a distinctive landmark. 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 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 Circulation within and through historic Bedhampton has been seriously compromised by the construction of the railway in 1847, the A27 and the A3 (M), leaving the historic settlement by-passed and rather cut off This has, in some ways, helped to preserve the tranquil character of its historic core, which contains a number of buildings of considerable architectural character/interest Although a certain amount of additional building has taken place during the 20th century, the significant buildings at the core of the historic settlement remain prominent in the townscape Core of the historic settlement bisected from its mill by construction of railway.	A historically nucleated settlement pattern that has expanded massively in post second world war – including social housing area of Leigh park. Some of the most densely developed areas in Hampshire have occurred in this landscape	The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.	Lower Road historically connected Bedhampton with Farlington but the construction of the A3 (M) and A27 have disrupted this route. To the north of Lower Road is an area of post-war estate housing arranged in cul-de-sacs which has infilled the land between Lower Road and Bedhampton Hill and extended the settlement away from the historic core of Old Bedhampton around the church. Old Manor Farm has been converted to residential use. When Phase 1 is built out in line with planning consent this will introduce further built form to the south of Lower Road.
Access and recreation		There are no bridleways in this type and the footpath network is not particularly dense and relies on the minor road network for connectivity.		There is no public access to the site and there are no bridleways or public footpaths adjacent or within the immediate vicinity of the site.

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History	Good range of listed buildings demonstrating typical materials and stylistic features of their dates of construction			The field pattern has remained largely unchanged since it was bisected by the railway line in the mid 19th Century, although the construction of the A3(M) and A27 have further severed the connection with the wider landscape. The construction of Phase 1 will further weaken the connection between the site and the wider landscape. Hampshire HLC places the site within a small area of parliamentary fields There are no listed buildings or scheduled monuments within or adjacent to the site but it lies close to the newly designated Character Area 5: Old Manor Farm of the Old Bedhampton Conservation Area which is centered on the circa Edwardian farm buildings
Perceptual qualities	Noise from the A3 (M) and the junction with the A27 (T) is persistent on the western edge of Bedhampton. 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 Views from Lower Road across open areas of pasture down to the railway line. The A27 (T) is partly screened by roadside vegetation.	Varying tranquility levels declining in proximity to modern development/busy transport infrastructure. Big skies and flat horizon to the south, sometimes with distant grey outline of the hills of the Isle of Wight, engender sense of exposure and anticipation of the coast to the south. Not identified as being particularly tranquil	Tranquillity is a scarce but greatly prized resource within this heavily urbanised NCA. Only 7 per cent of area is classed as undisturbed, while 35 per cent of the area is classified as urban	There is traffic noise from the A3(M) to the west and the A27 to the south and intermittent noise from the railway line. The site is more tranquil to the north and east but is more influenced by adjacent suburban development in these areas The CPRE Tranquility map (2001) puts the site in an area of land with low level of tranquility and their 'Night Blight' map puts the site within an area of brighter than average night skies (8-16 NanoWatts/cm2/sr)
Cultural connections / memories	The Mill House is historically associated with the poet John Keats, who visited the house on a number of occasions, and The Elms is said to have connections with the Duke of Wellington.			Whilst there are cultural connections in the wider area, there are none associated with the immediate site
Condition and coherence				The site is in generally good condition disconnected by highways and rail infrastructure from the wider landscape. Phase 1 will further weaken this connection.

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Built form and materials	Farmsteads are generally of a Loose or Regular Courtyard plan, and incorporate barns, stables and occasionally granaries on staddle stones. They continue to be important elements within the built environment. Traditional vernacular building materials within this landscape type were originally timber-framing and thatch, superseded by flint, brick and plain tile Flint and brick boundary walls are a particular feature within this landscape type Low density industrial development of large shed style buildings with large open areas of hard standing and wide roads 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 New development should respect and relate to the character of the historic core			There is no built form on site but it lies adjacent to the buildings which form part of the builders' merchants which consist of a modern industrial unit and a smaller brick built store which sits close to the conservation area. Properties on Lower Road include a variety of brick built terraces, semi-detached and detached houses and bungalows dating from the late 19th-20th century. Phase 1 will introduce additional built form, but in a traditional style.