

Landscape and Visual Technical Note

Project title: Land west of Old Manor Farm, south of Lower Road, Bedhampton

Title: Summary of Landscape Position

Reference: 2255-TFC-00-ZZ-RE-L-8003

Date: 13 December 2022

1. Introduction

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 involved the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprised:

- 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;

2. Submission documents

2.1 To support the application terra firma prepared two reports as follows:

- Volume 1 Landscape and Visual Evidence (LVE) Ref: 2255-TFC-00-ZZ-RE-L-8001, September 2021; and
- Volume 2 Landscape and Visual Impact Appraisal (LVIA) Ref: 2255-TFC-00-ZZ-RE-L-8002. September 2021.

2.2 This study was 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) and Natural England's An Approach to Landscape Character Assessment (2014).

2.3 In addition a parameters plan produced by Mosaic was submitted which set out the proposed approach to landscape.

3. Review of LVIA

3.1 The submitted LVIA was reviewed while preparing this Technical Note and despite the passage of time still found to be sound.

3.2 The site was also examined in the light of 'Technical Guidance Note 02/21 : Assessing landscape value outside national designations' and was found not to constitute a 'valued landscape' as defined within that Note. The natural heritage, cultural heritage, landscape condition, associations, distinctiveness, recreational value, perceptual qualities (scenic, wildness, and tranquillity) and function are not considered sufficient to 'elevate it above more everyday landscapes'.

4. Summary

4.1 The Appeal Site lies to the south of Lower Road and represents the remaining, western part of an arable field. The eastern part of this field was granted planning permission for 50 homes at appeal 2021. The Appeal Site is not subject to any landscape designations, and is not a valued landscape for the purposes of paragraph 174 of the NPPF

4.2 Volume 1 of the terra firma LVE reviewed the existing landscape and visual situation and proposed approaches to development that would maximise opportunities and potentials and minimise and mitigate harm, and Volume 2 impartially appraised the likely effects of the development (as outlined in the submitted Illustrative Masterplan) upon the existing baseline situation. Whilst construction had not commenced on the Phase 1 development at the time of the study the baseline, against which the Phase 2 proposals were examined, was taken to include the completed proposal as granted at appeal.

4.3 Volume 2, the Landscape and Visual Appraisal concluded that the proposals were in accordance with Havant Borough Council (HBC) policies CS1, CS8, CS11, CS13, CS16 and DM8 as set out in the Havant Borough Core Strategy (2011) and that they were supported by the findings of The Study into the Landscape Sensitivity and Capacity and the Value of the Undeveloped Open Land in HBC (2015). In addition, the proposals were informed by a review of the landscape character assessments and conservation area appraisal.

4.4 Of the ten landscape receptors carried forward for appraisal in Section 4 of the report (vegetation and biodiversity being split) six would experience negative effects (history, topography, soils, hydrology, settlement and road pattern, condition and coherence) which would be expected in a site developed for housing, but none of these would experience significant residual effects (major or major/moderate adverse effects being the threshold for significance as set out in our methodology). Of the remaining receptors, two would experience neutral effects (vegetation and biodiversity (arable), perceptual qualities) and two would experience beneficial effects (vegetation and biodiversity (boundary) and access and recreation).

4.5 Of the visual receptors carried forward for appraisal in Section 6 of the report only two would experience significant residual effects (viewpoints 3 and 4- western end of Lower Road) which is to be expected with the construction of a new housing development in close proximity to them. The remaining seven publicly accessible viewpoints which represent views from the A27, Bedhampton Hill, Portsdown Hill Road and the railway, six would experience only minor adverse residual effects, which is not considered significant, and one would experience only neutral effects.

4.6 A small number of private houses at the western end of Lower Road would experience moderate adverse residual visual effects, with properties further east on Lower Road, to the north of Lower Road and in the south-west of Manor Farm experiencing moderate/minor residual visual effects. None of these effects are considered of significance.

4.7 All the landscape and visual effects would be seen in the context of the existing Phase 1 development currently under construction. Mitigation outlined in the submitted parameters plan includes hedgerow and tree belt reinforcement and proposed hedgerow planting.

5. Conclusion

5.1 As noted above the site lies immediately to the west of the site known as Land at Lower Road, Lower Road, Bedhampton which was granted permission at appeal in July 2021 (Appeal Ref: APP/X1735/W20/3259067). The Planning Inspector noted in his report that

The low density of housing proposed, in combination with extensive areas of public open space and associated landscaping, would go some way to mitigating the landscape character harm. Whilst the planting would take many years to fully establish, the Council's Landscape Officer does not object to the proposal ... I attach significant weight to that advice.

5.2. This granted permission has had the effect of further reducing the sensitivity of the landscape and visual receptors of the Appeal Site, as discussed in the supporting LVIA.

5.3 As set out above, and importantly with no objection raised by HBC's Landscape Officer, the proposed development is in accordance with local policy and will not cause significant adverse landscape or visual effects.