

Visual Impact Appraisal

Development at Odiham Park

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1 INTRODUCTION

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- 1.1.1 This Visual Impact Appraisal (VIA) has been prepared by Liz Lake Associates on behalf of Richard Revell & Williams Lester Architects, to accompany the planning application for proposed development on agricultural fields at the former Palace Gate Farm, Odiham. As such this report addresses the key visual issues relevant to the development proposals.
- 1.1.2 It is recommended that this VIA is read in conjunction with the following documents which accompany the Application: the submitted Drawings; the Design and Access Statement; the Planning Statement (with Conservation Area Appraisal); Ecological Reports; and the Landscape Character and Heritage Appraisal (LCHA).
- 1.1.3 The proposed development being appraised is shown in Figure 1, identified as two Development Areas (DAs) within the 'red line' Planning Application boundary. For the purposes of this report, these areas are referred to as the proposed access road and the proposed residential development, and include only development which requires planning permission: specifically, the erection of dwelling houses (four apartments, eight houses and one principal house) and associated infrastructure. Further details of these elements are given in 'Section 4 - The Proposals' below. Other elements referred to within the LCHA include proposed permitted development surrounding the DAs and therefore are not appraised in this report; this wider area is referred to within this report as 'the Site'.
- 1.1.4 This report has been produced to identify the potential visual issues of the proposed development requiring approval and to help inform the design process.
- 1.1.5 The landscape context, location and a detailed description of the Site is given in the LCHA, and therefore only additional elements pertinent to visual amenity are noted within this report.
- 1.1.6 The VIA of proposed development demands description, analysis and evaluation; value judgements made are supported by factual evidence based on desktop studies and fieldwork. The VIA considers the existing (baseline) situation and the potential visual effects of the development including a proposed landscape strategy to address them.

- 1.1.7 This VIA was originally undertaken between October 2015 and March 2016 by Samantha Leathers, Senior Associate and Chartered Landscape Architect, with nine years' experience in impact assessment and appraisal. Site visits were undertaken on 23rd October and 30th November 2015, when the weather conditions and visibility were suitable. The report has been revised in May 2019 following changes to the proposed development. It is considered that there have not been significant changes to the baseline conditions since the original issue and therefore these elements of the report remain unchanged.
- 1.1.8 All photographs accompanying this report were taken with a Canon EOS 1200D digital camera at a focal length of 30mm. It should be noted that photographs were taken during the winter when the trees were largely bare of vegetation; in the summer months, when deciduous trees have their leaves, certain views to the DAs would be less apparent.
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2 METHODOLOGY

2.1 Scope

2.1.1 This VIA that concerns the development proposals has been prepared, encompassing the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), 3rd edition (published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013) and 'Landscape Character Assessment: Guidance for England and Scotland' (published by the Countryside Agency and Scottish National Heritage 2002). In summary, the approach combines desktop study, on-site survey and appraisal.

2.1.2 The Guidelines emphasize that any Appraisal should be in proportion to the scale of the project that is being assessed and the nature of its likely effects.

2.2 Visual Baseline

2.2.1 Section 3.15 of the GLVIA states that *"For the visual baseline the aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at these points"*.

2.2.2 The Visual Baseline is a summary of the existing visual amenity in the locality and the contribution that the Site makes to existing visual amenity.

2.3 Visual Receptors

2.3.1 Visual Receptors are special interest or viewer groups, or individuals, who may experience views of the proposed development. Visual Receptors are identified through the interrogation of the topographical information from Ordnance Survey mapping and on-site survey.

2.4 The Proposals

2.4.1 A summary of the proposed development is set out within this report. As noted above, this description includes only development which requires planning permission and does not include permitted development in the wider agricultural fields, such as tree planting, hedging or fence installation associated with the creation of the area for a permanent deer herd. These broader elements of work are set out clearly in the LCHA.

2.5 Potential Visual Effects

2.5.1 The visual effects are the potential changes to the Site, quantitative or qualitative, compared with the baseline. Effects can be adverse or beneficial, direct, indirect or cumulative.

2.5.2 Where wider proposals for planting and fencing across the Site (as noted in the LCHA) might have an impact upon a Visual Receptor group, this shall be noted in this section of the Appraisal.

2.6 Landscape Strategy

2.6.1 This VIA has informed the proposed development envisaged for the Site and has helped to guide the design team as to the extent and form of the development. The potential visual effects have been drawn into a landscape strategy to enable the enhancement of any beneficial effects, and mitigation of any adverse effects.

3 BASELINE

3.1 Site Context

3.1.1 A full description of the wider Site and its context is given in detail in Section 2.2 ‘The Site Today’ of the LCHA.

3.1.2 The Site topography rises towards the north-west of the Site. From this perspective there are distant south-facing views across the rooftops of Odiham. Otherwise the visual envelope of the Site is relatively restricted by the surrounding residential development, boundary vegetation and rising northern topography.

3.2 Conservation Areas

3.2.1 The Site is within the Odiham Conservation Area, adjacent to the North Warnborough Conservation Area and in the vicinity of the Basingstoke Canal Conservation Area; refer to Figures 2 (Townscape Appraisal Map [Extract]) and 3 (Landscape Designations). The setting of the Conservation Areas and potential impacts upon their character are considered in the LCHA.

3.2.2 Page 9 of the Odiham Conservation Area Character Appraisal and Management Proposals (CACAMP)¹ states “*There are important views into and out of Odiham and North Warnborough along this northern boundary to the town, with a feeling of openness and space*”. Page 22 also notes that “*Odiham is surrounded by attractive countryside on its northern and southern perimeters with many important views into and out of the town, the most notable of which are shown on the Townscape Appraisal map*”. (refer to Figure 2). The specific location of ‘Important Views’ are noted in both of the CACAMPs, these do not include any views into the Site, however, the Odiham document notes views out from the Site, as shown in Figure 2. These views do not

¹ North Warnborough Conservation Area Character Appraisal and Management Proposals, March 2009, and Odiham Conservation Area Character Appraisal and Management Proposals, December 2008

incorporate the DAs being appraised, and therefore are not given further consideration within this report.

- 3.2.3 The Site is also approximately 0.25km south of the Basingstoke Canal Conservation Area (refer to Figure 3). 'Significant Views' are noted in the Townscape Appraisal, in particular View 7 is oriented towards the centre of the wider site however, due to the intervening topography and vegetation the Site is not discernible.

3.3 Listed Buildings

- 3.3.1 There is one Grade I Listed Building within the wider area; the Church of All Saints is approximately 0.5km from the proposed access road and approximately 0.7km from the proposed residential development and is visible from the northern areas of the Site; refer to Figure 3 and Figure 5.2 Photograph 2b. Due to the distance and intervening buildings, however it is not considered that this forms a Visual Receptor to the proposed development.

- 3.3.2 Six Grade II* Listed Buildings also shown within Figure 3 do not share intervisibility with the Site and neither do the numerous Grade II Listed Buildings within the Odiham and adjacent North Warnborough Conservation Areas.

3.4 The Site

- 3.4.1 The Planning Application boundary (refer to Figure 1) covers five agricultural fields, the majority of which are directly adjacent to the rear gardens of properties within Odiham and North Warnborough which forms the southern, eastern and western boundary of the Site.

- 3.4.2 The northernmost field of the Site is framed by intermittent hedgerows and agricultural fields, however, the rising topography restricts long distance views beyond this northern boundary

- 3.4.3 The area is crossed by a network of Public Rights of Way (PRoWs) which introduce Visual Receptors into the wider Site as well as the Planning Application boundary itself (refer to Figure 3 Landscape Designations). During the winter months some of these PRoWs are impassable due to waterlogging and poor ditch maintenance.

- 3.4.4 Existing tall mature treed hedgerows separate the fields. Ditches run adjacent to the foot of the majority of these hedgerows. These are poorly maintained and invariably create areas of marshy ground, often poached by the cattle.
- 3.4.5 Consideration of the study area, via desk-based research and field survey, has identified locations within the Site which offer views to the DAs, as well as key locations outside of the Site from which the Site (and potentially the proposed development) will be visible. The following specific, representative and illustrative viewpoints have been selected for inclusion in the VIA to illustrate the visual effects.

3.5 Views from the definitive routes of the PRowS within the Site

- 3.5.1 Views from definitive routes of the PRowS in the South of the Site are formed of open agricultural fields in the foreground with the low plateaued horizon, in part, formed by tall treed hedgerows in the middle and far distance (Photographs 1a-1c). Views are punctuated by the presence of the residential properties of Odiham to the south as shown in Photograph 1a, and of North Warnborough to the west as shown in Photograph 1c. Clusters of mature trees are seen in the view and along the boundaries of the fields as shown in Photograph 1b. A mature Oak tree demarks the location where the access road to Dunley's Hill enters the Site and veers north-west; refer to Photograph 1c. This creates a notable vertical feature in the otherwise level view. The western field (the location of the proposed residential development) is almost completely screened from view by the intervening hedges (Photographs 1b and 1c) in views from the south.
- 3.5.2 Views from the definitive route of PRow Odiham 21 are similar to those noted in the south of the Site, formed of open agricultural fields in the foreground with sparse hedgerows in the middle and far distance. The low horizon being formed of further distant vegetation, the rooftops of Odiham to the south and North Warnborough to the west. Clusters of trees and scrub are located around the dished remains of the fish-ponds as noted in Photograph 2b preventing views along the length of the footpath from east to west. The overhead power cable is evident running parallel to this path. Views to the north are restricted by the mature hedgerow along the northern boundary of the fields. The PRow passes through the northern-most field of the Site (Photograph 2b), approximately below the overhead power cables, where oblique views to the south

are also afforded across the gently undulating landscape to the southern-most field of the Site and the Doctor's Surgery of Odiham beyond. The most western field (the location of the proposed residential development) is visible for the western stretch of this PRow (Photographs 2c-2f) with North Warnborough behind.

- 3.5.3 Views from the definitive route of PRow Odiham 19 are similar to Photograph sets 1 and 2; the views of Odiham become more exposed as the footpath nears the urban area (refer to Photograph 3a) with access points on either side of the southern field of the Site from this footpath and PRow 17. Users of the footpath progress northbound and gain views of the gently rising topography with an open agricultural field ahead framed by mature hedges (refer to Photograph 3b). The undulating landform becomes more evident as users progress to the north across the narrow watercourse (ditch) identified by the sparse band of vegetation shown in Photograph 3c. Views further north are limited by the elevated topography along the northern boundary of the Site.

3.6 Views from the Public Realm outside of the Site

- 3.6.1 Views on Dunley's Hill are focused along the gently meandering and undulating highway, framed by garden hedges and fences to the north-east with multiple entrances for private driveways and residential roads. To the south-west is an intermittent, sparse treed hedge, through which glimpses of agricultural fields are visible, but views are limited in distance due to the topography and vegetation. There are views to the south-western most point of the location of the proposed access road which abuts the highway in this location, demarked by the mature Ash trees shown in Photographs 4a and b. Further north the road rises and the hedgerows become taller and denser restricting views outside of the highway (Photograph 4b). The location where the proposed access road joins the pedestrian footpath and highway is shown in Photograph 4c.
- 3.6.2 Views from south of the proposed Gallops area, such as from the Doctor's Surgery car park and Deer Park View public car park are formed of the agricultural fields and mature hedgerows and trees across the relatively level landscape. The proposed

access road and residential development would be outside of this relatively uniform view. These receptors are separated by a low wall or fence from the Deer Park area; refer to Photographs 5a and 5b.

3.7 Views from Residential Properties

3.7.1 Visual Receptors in North Warnborough, west of the proposed residential development, gain filtered views through the sparse boundary vegetation into the western field of the Planning Application boundary. The existing view includes open agricultural fields bound by mature hedgerows and trees; refer to Photographs 6a and 6b. These views will be greatly altered by seasonal variation when the trees are in leaf. The majority of properties are oriented north-south and therefore have limited windows facing the Site, with the majority of views into the residential street or private rear gardens. The boundary hedgerow is intermittent affording occasional open views from rear gardens across the western field to the field boundary hedgerows.

3.7.2 Views from properties within Odiham are similar to Photograph set 6 above. Views are formed of open agricultural fields with PRowS evident; refer to Photograph 7a. These views are limited in certain locations by rear garden hedges along the agricultural boundary. Long distance views are limited by the low lying topography and the intervening mature hedgerows. Clusters of mature trees form vertical features in the middle distance of the views. Views of the proposed residential development are greatly limited by the intervening agricultural fields and hedges which form part of the wider Site. Properties which are set back from the boundary, as shown in Photograph 7b, afford limited views of the Site and the wider agricultural landscape due to the existing development in the immediate foreground.

4 THE PROPOSALS

4.1 Overview

4.1.1 The development proposals comprise of a mixture of residential dwellings (four apartments, eight houses and one principal house), associated infrastructure and planting. These are set across two areas of the Site as shown in drawing 1013 A5 100.

4.2 Proposed Access Road from Dunley's Hill

4.2.1 This DA includes a proposed access driveway connecting Dunley's Hill to the proposed residential development on the west side of the Site. The driveway is proposed to be framed by hedges (existing and proposed) to reflect the existing residential frontages along Dunley's Hill, but also to contain a single line of trees to visually represent the entrance to parkland. The proposed access comprises of a vehicular track and a shared cycleway/footpath connecting to the existing PRow. A replacement driveway entrance to The Birches property is proposed approximately 20m to the north-west from the highway (refer to Photograph 1c).

4.3 Proposed Residential Development

4.3.1 For full details of the proposed residential development refer to WLA drawings.

4.3.2 This DA comprises of one block of four apartments, eight further dwelling houses and one principal house in the northernmost area of the field. The apartments and dwelling houses are to be clustered approximately around a central green space with a linear axis running parallel with the field boundaries. The properties would be formed of orange-red brick facades, with stone detailing, and brown/black plain clay roof tiles.

4.3.3 These properties are proposed to be sensitively enveloped by a mixture of deciduous and evergreen planting. The western boundary between North Warnborough and the DA is proposed to be planted with a tall evergreen hedge with a narrow native woodland belt directly adjacent to the east. The majority of these plots would also be separated and fronted by a similar tall evergreen hedge and scattered trees. Individual planting proposals are not detailed at this stage of design as they would be subject to change

upon occupancy of the residences. The visual effect of this soft planting will aim to screen the lower area of the built facades from view within the Site. The scattered trees would also visually filter views of the upper elements of the properties when viewed from outside of the DA.

4.3.4 The principal house could be set slightly separately further north within this field and is accessed by a spur from the proposed access road as it enters this DA. This section of the access drive has been designed without hard edges. The western boundary of this plot is also planted with the tall evergreen hedge and the garden itself scattered with trees to soften the setting of the house and emulate the Deer Park visual effect in the surrounding fields. The materials used for the house are similar for the above dwellings.

4.3.5 The proposed cycleway along the alignment of PRow Odiham 17 parallel with the southern boundary of the Site is proposed to be surface-dressed in a compacted self-binding gravel surface with a rustic appearance. This re-surfacing of the existing PRow is not appraised within this VIA as it is 'permitted development' – refer to Sections 2 and 6 for detail on the scope of this Appraisal.

5 POTENTIAL VISUAL EFFECTS

5.1 Introduction

5.1.1 The potential effects of the proposed development – including the (embedded) mitigation measures - on the specific views, setting and visual amenity, are discussed below. The selected view locations are shown in Figure 4, and the Photographs are shown in Figure set 5.

5.2 Views from the definitive routes of the PRowS within the Site

5.2.1 Users of the southern PRow Odiham 17, within the Site, as shown by the Photograph set 1, will afford clear direct views of the proposed line of oak trees and estate fence around the boundary of the deer area. This would be connected physically and visually to the built edge of the Deer Park View car park and Doctor's Surgery. The longer distance views across the relatively flat farmland are maintained below the canopy of the trees.

5.2.2 When users of PRow Odiham 17 are facing west the proposed access road and rooflines of the proposed residential development would be visible, whilst the lower levels of the proposed properties would be screened by the intervening existing hedgerows and the proposed garden boundary planting (refer to Photograph 1c).

5.2.3 Users of the Eastern section of PRow Odiham 21 would gain limited views of the proposed development (refer to Photograph 2a). Views of the Valentine's Farm buildings due north of the PRow (see in Photograph 2a) would be obscured from the view by the proposed woodland belt proposed as part of the wider landscape proposals (as described in the LCHA). As users continue towards the western section of this PRow they would gain distant views to the south of the rooftops of Odiham and oblique, filtered views to the south-west of the cluster of proposed residential development above the intervening tall mature treed hedges; refer to Photographs 2d-2f. The limited views of the rooftops of the proposed residential development would be largely interpreted as part of the view of the existing North Warnborough properties. Views

directly ahead of the open field and wooded canal banks in the distance would be retained. Views of the existing northern residences as seen in Photograph 2f would be obscured by the proposed wet woodland noted in the LCHA as part of the wider Site proposals.

- 5.2.4 It is noted that the permitted development for the wider Site includes the ‘undergrounding’ of the overhead cables visible in Photographs 2b-2f which would greatly improve this visually detrimental aspect of these views.
- 5.2.5 Views from PRow Odiham 19 would be relatively unchanged with the exception of the proposed Oak trees and estate fence towards the south of the field. As for PRow Odiham 21 noted above, the rooftops of the proposed residential development would be potentially visible at an oblique angle to the direction of travel and beyond several tall mature hedgerows.
- 5.2.6 The overhead cables visible in the baseline Photograph 3b would no longer be visible.

5.3 Views from the Public Realm Outside of the Site

- 5.3.1 Users of the public realm in the vicinity of the Site will gain varying views of the proposed oak trees and estate fence in the southern areas of fields (refer to Photograph set 5), with very limited views of the proposed development within the Site.
- 5.3.2 Views from Dunley’s Hill would be formed of an additional turning from the main road, and a narrow private drive into The Birches; neither of these would be out of keeping with the many existing driveway turnings on the hill. The junction of the former would be formed of hedge planting and a proposed oak tree adjacent to the highway to replace the felled Ash. The line of proposed trees within this access drive would divide the shared cycleway and footpath from the roadway and thus form a narrow-scaled junction where it joins Dunley’s Hill. The proposed feature Oak tree would be visually in-keeping with the presence of trees along this section of the highway, refer to Photographs 4a-c.
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5.4 Views from Residential Properties

- 5.4.1 Views for residents of the eastern fringe of North Warnborough would be formed largely of the proposed mixed woodland and hedge boundary planting directly on the boundary of the proposed residential development. Glimpses of the upper elements of the proposed dwellings may be afforded from the limited number of upper storey windows facing east and the roadway. These views are largely limited by the orientation of the properties and existing boundary treatments, refer to Photographs 6a and b.
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6 LANDSCAPE STRATEGY




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- 6.1.1 A number of opportunities have been identified to conserve and enhance the visual qualities of the existing baseline. As noted above the Site-wide landscape proposals incorporate a large number of planting and pond enhancement proposals which would serve to enhance many of the featureless agricultural views which have been appraised within this report. These works however are not ‘development’ and thus have not been appraised or noted within this strategy but nevertheless do contribute to the enhancement of the overall visual amenity.
- 6.1.2 The General Arrangement Plan (1013 A5 100) and Planting Plan (1013 A5 200) have evolved in accordance with the following strategy to incorporate mitigation highlighted by this report. The key points of this mitigation are as follows:
- 6.1.3 The appropriate selection of materials, architectural styles and massing has been developed throughout the scheme. The existing local vernacular of Odiham has been reflected upon with the proposed buildings to allow minimal visual intrusion to the architecture of the surroundings.
- 6.1.4 Hard surfacing and railings are proposed to be of recessive colours and/or of a ‘parkland’ appearance to avoid the visual intrusion of inappropriate features eg black estate railings, buff coloured wearing course to the asphalt driveway, a bound gravel cycleway and resin bonded gravel to the private driveways.
- 6.1.5 The inclusion of built form within the Site has been selectively located. The buildings are proposed adjacent to the boundary with existing urban development. It is intended that the filtered views of the proposed properties from within the Site would reflect the existing views of the properties of North Warnborough.
- 6.1.6 The appropriate use of native species and deciduous/evergreen mixes are proposed to integrate with the existing hedgerows and trees within the parkland setting.

6.1.7

The majority of the proposed buildings are surrounded by hedge planting and occasional clustered trees which would soften the appearance of this within the wider landscape and replicate existing vegetation features.



Legend

-  Site boundary
-  Ownership boundary
-  Development Areas (DA)

Project: Odiham Park

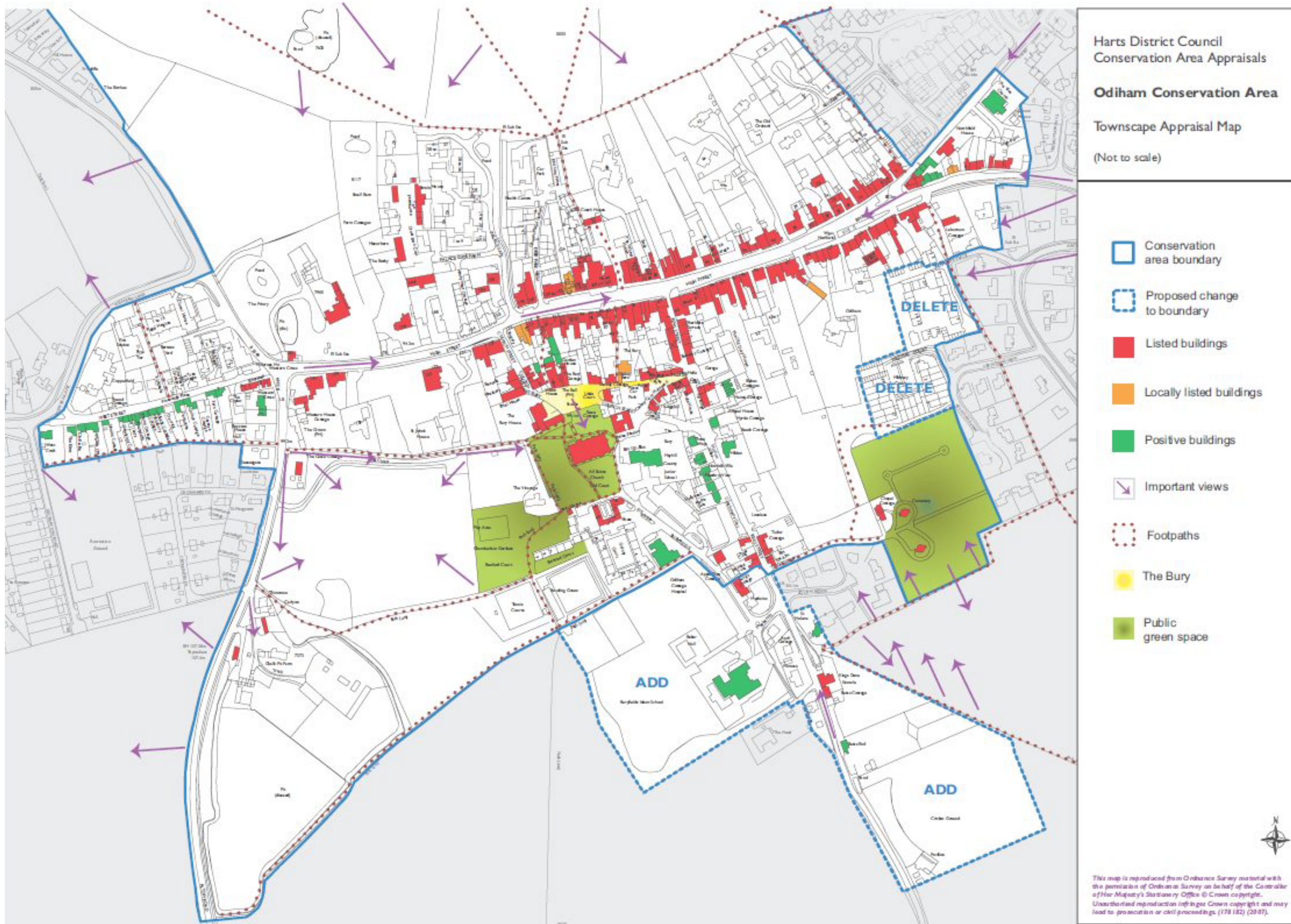
Client: Richard Revell

Date: May 2019

Scale: 1:5,000 @ A3

Status: Planning





Townscape Appraisal Map extracted from the Odiham Conservation Area Character Appraisal and Management Proposals, December 2008

Project: Odiham Park

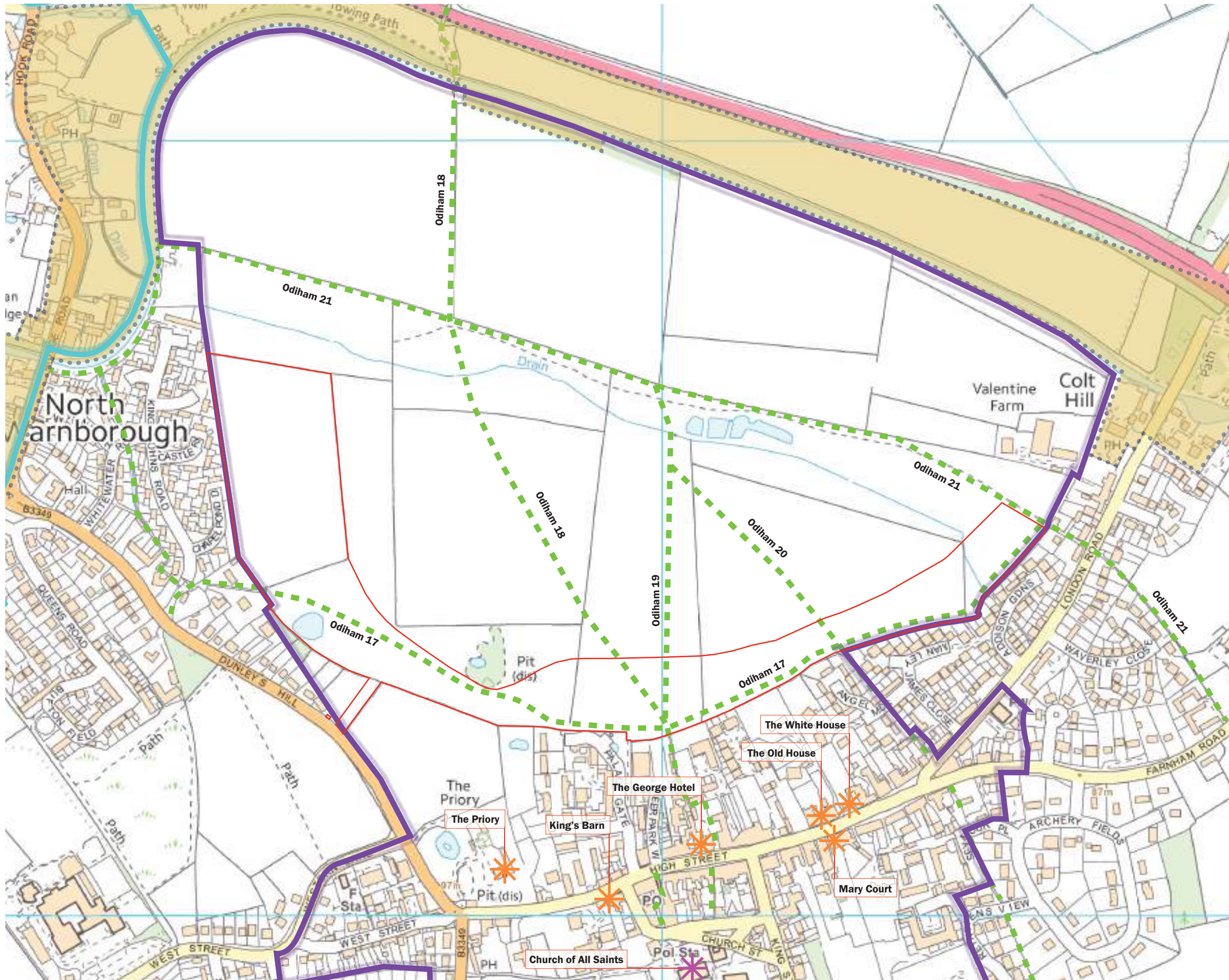
Client: Richard Revell

Date: March 2016



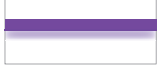




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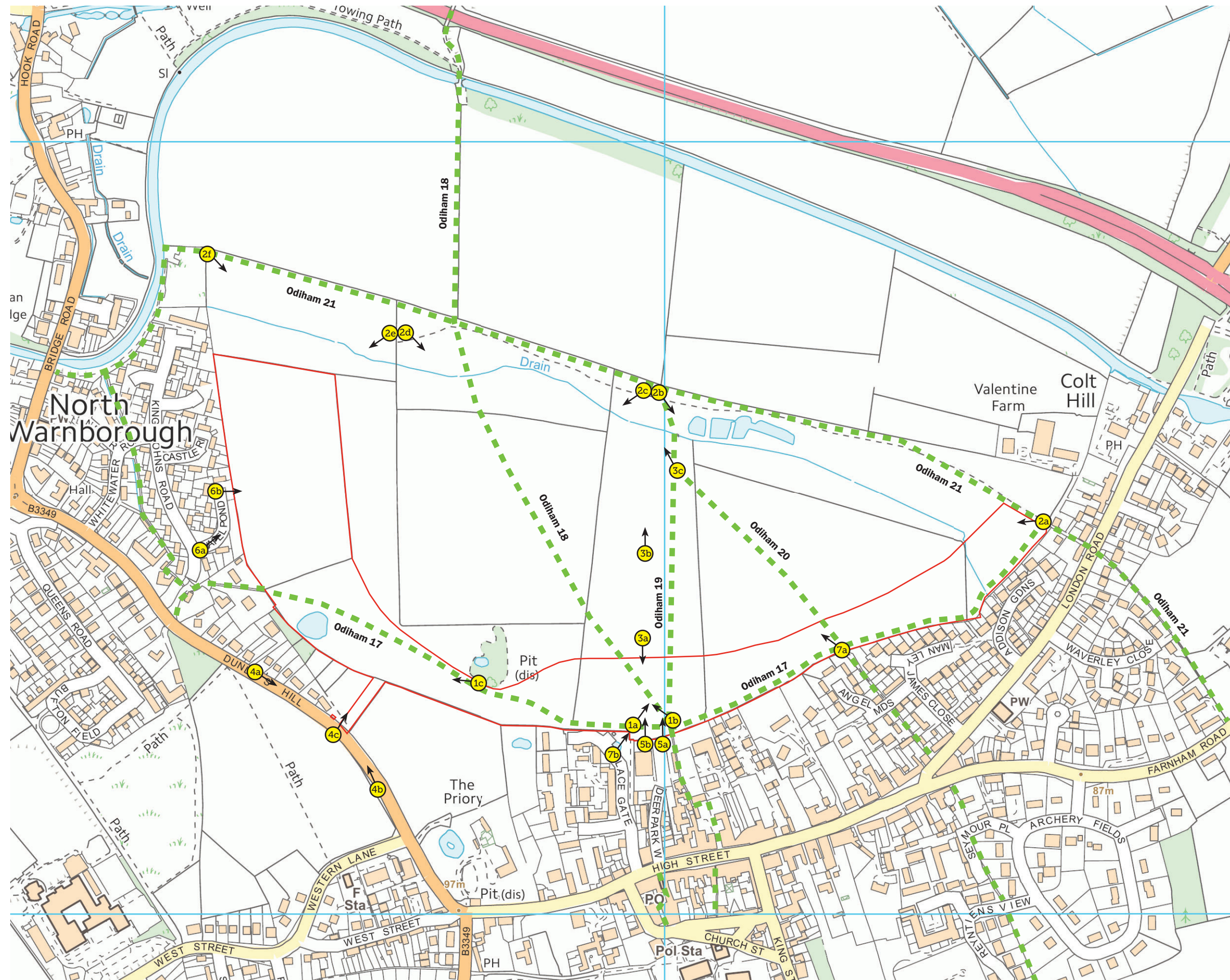


Legend



-  Site boundary
-  Public footpath
-  Odiham Conservation Area
-  North Warnborough Conservation Area
-  Basingstoke Canal Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building

Project: Odiham Park
 Client: Richard Revell
 Date: May 2019
 Scale: 1:5,000 @ A3
 Status: Planning





Legend

-  Site boundary
-  Viewpoint location

Project: Odiham Park
 Client: Richard Revell
 Date: May 2019
 Scale: 1:5,000 @ A3
 Status: Planning



Photo 1a: View from PRoW Odiham 17 at access from Palace Gate, looking North-East

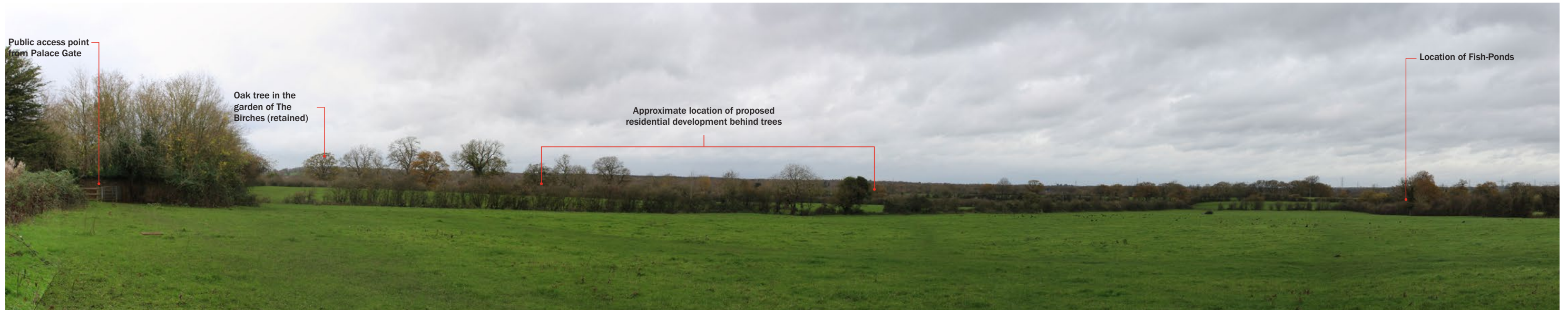


Photo 1b: View from PRoW Odiham 17, access from lane to rear of Bel and Dragon public house, looking North-West



Photo 1c: View from PRoW Odiham 17 within fields towards North Warnborough, looking West



Photo 2a: View from PRoW Odiham 21, access from London Road, looking West

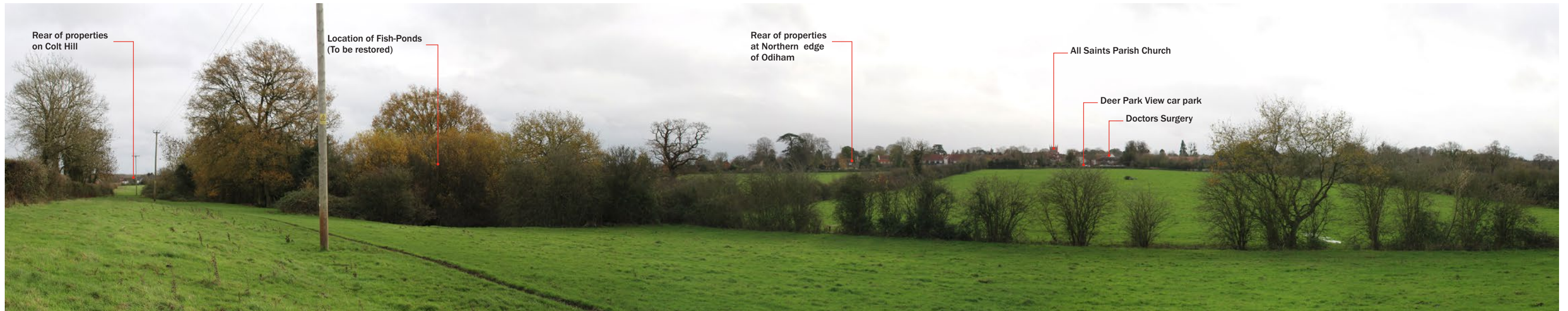


Photo 2b: Panoramic view from PRoW Odiham 21, looking South-East from northern field



Photo 2c: Panoramic view from PRoW Odiham 21, looking South-West from northern field (Continuation of Photo 2b)



Photo 2d: View from PRoW Odiham 21, looking South-East towards Odiham



Photo 2e: View from PRoW Odiham 21, looking West towards North Warnborough

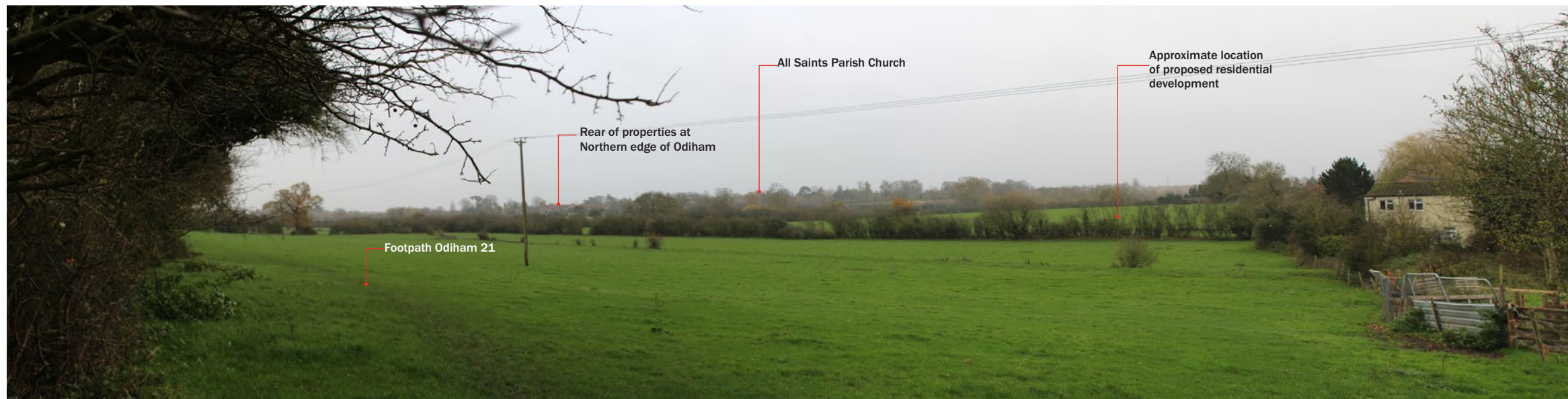


Photo 2f: View from PRoW Odiham 21, looking south towards Odiham



Photo 3a: View from central field, adjacent to PRoW Odiham 19, looking South



Photo 3b: View from central field, adjacent to PRoW Odiham 19, looking North



Photo 3c: View from PRoW Odiham 19, in central field looking North



Photo 4a: View along Dunleys Hill looking South-East



Photo 4b: View along Dunleys Hill looking North-West



Photo 4c: View from Dunleys Hill opposite proposed road access, looking North



Photo 5a: View from Deer Park View car park, off London Road, looking North



Photo 5b: View from Doctors Surgery car park looking North



Photo 6a: View from Chapel Pond Drive approach looking East



Photo 6b: View from No. 5 Chapel Pond Drive looking East



Photo 7a: View from footpath into site at Angel Meadows, Odiham



Photo 7b: View from Palace Gate looking north