

LANDSCAPE RESPONSE

Date: 12 March 2024

Application Reference:	23/03120/FUL
Site Name:	Land At Oakdown Farm, Winchester Road, Dummer, Basingstoke, Hampshire.
Application Description:	Demolition of three dwellings, outbuildings and related structures and construction of storage and distribution units (use class B8) with ancillary offices and gatehouses, associated infrastructure works (including parking and landscaping), and full details of site levels, access, drainage, tree retention and diversion of underground pipeline. (Phased and delivered across separate and self-contained plots).
Date of Consultation:	2 January 2024
Case Officer:	Brian O'Donovan

Site Location / Context

- South west of Basingstoke
- Agricultural land
- Outside settlement policy boundary, open countryside location.

Relevant Designations	Site within:	Site next to:	Notes
Ancient Woodland		✓	
Area of Outstanding Natural Beauty			
Conservation Area			
Listed building		✓	
Public right of way		✓	
Registered park and/or garden			
Scheduled Ancient Monument			
Site of Importance for Nature Conservation			
Site of Special Scientific Interest			

Existing Landscape Character

- Part of a narrow group of agricultural fields sandwiched between the M3 and A30 road corridors, which intrude on quieter character of countryside in this location.
- Within wider rural landscape, comprised of agricultural fields, scattered with woodland blocks, bordered by low hedgerows and intermittent trees.
- Scattered business premises, farmsteads, depots and residential properties are found within the agricultural landscape in this location, along the highway network.

Existing Visual Amenity

- Relatively enclosed.
- Views possible from road corridors (A30, Winchester Road and M3) and from long range footpath locations, across the landscape and over/through intervening vegetation.

Proposals Submitted

- Site redevelopment proposals following previous applications and appeal.
- Removal of existing farm buildings on the site, and their replacement with warehouses, including internal access and road network, car parking, ancillary structures, car parking and landscaping.

Landscape Impacts of Proposals

Impacts on overall landscape character, in accordance with policy EM1 of the Adopted Local Plan:

- The landscape character of the immediate site will be significantly altered as a result of the proposed development, from agricultural to one of an industrial nature.
- Landscape mitigation as indicated within the landscape strategy and landscape proposals drawings is considered to have the potential to provide a substantial landscape structure at both

ends of the site, and at points along the A30 and M3 corridors, which will assist in settling the built form into the character of the vicinity of the site.

- Given the context in and around the site, including the M3 and A30 corridors which already intrude on the character of the site to some degree, and where industrial and distribution warehouse uses are typical, it is considered that the landscape impacts of the current proposals are adequately mitigated.

Visual Impacts of Proposals

Impacts on overall visual amenity, in accordance with policy EM1 of the Adopted Local Plan:

- Variable.
- The development, largely due to the scale of the buildings, would be visible from a number of vantage points around the application site, including the road network and motorway junction forming the approach to Basingstoke from the south and west as well as the public right of way network.
- The visual assessment included within the Landscape and Visual Impact Assessment (LVIA) includes a number of viewpoint assessments which demonstrate improvements in the level of visual impact associated with the development when compared to the previous application. However, impacts associated with Unit BG1, from close range vantage points along Winchester Road and the A30 as well as from more distant vantage points along the right of way network to the north, are considered to be harmful in landscape terms, due to the scale and position of the building, which would be prominent despite the landscaping proposed, and the elevational treatments of the buildings.
- It is considered that subject to an acceptable detailed landscape scheme in line with the strategic proposals currently submitted, that the proposals demonstrate that the visual impacts relating to buildings BG2 to BG8 can be adequately mitigated.

Comments

- The current proposed development has been considered with regard to the previous application and subsequent appeal decision.
- The proposals now submitted respond positively to a number of the landscape issues raised by the inspector, in particular with regard to the arrangement of the buildings across much of the site which reduce their impacts, proposed elevational treatments, and removal of retaining structures, with level changes being accommodated through well landscaped banks.
- In principle, industrial and distribution related land uses are typical of motorway corridors, and are part of the M3 corridor further in each direction. As such, in principle the proposal submitted isn't alien to the character or visual amenity of this immediate context, subject to the detailed design being appropriate in scale, height, and hard and soft landscape details being acceptable.
- Due to the unlit nature of the road corridor around the site, any lighting within the proposed development will inevitably have impacts on the immediate character and amenity of the area. As such, I would advise that further assessment of the lighting proposal for the site is undertaken in this regard, and that detailed proposals are sought for approval via a condition on any approval of the application.
- The landscape strategy and drawings provide an acceptable level of information at this stage, however further detailed proposals would be required on the following, should the application be approved: Hard and soft landscaping, boundary treatments, signage, street furniture.
- As discussed above, there are concerns about the proposals in relation to building BG1 to the northeastern end of the site, as at the current time it is considered that the impacts arising from this building would be unsympathetic to the character and amenity of the area, at odds with the previous appeal decision. In landscape terms, amendments to the scale and position of this building are considered necessary to reduce the impacts on the A30, Winchester Road and wider right of way network to the north of the site.

Conclusion

No objection in principle. Concerns with regards to landscape impacts arising from building BG1 proposals.

Regards,
Natural Environment Team - Landscape
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