

### BLNDP Reg. 16 Consultation Response (Harrow Estates)

Ryan Johnson [REDACTED]

Mon 22/04/2024 17:34

To:EHDC - Neighbourhood Plans Shared <neighbourhoodplans@easthants.gov.uk>  
[REDACTED]

📎 1 attachments (4 MB)

D2797 NP Consultation Feedback 240422.pdf;

Dear Sir/Madam,

Thank you for the invitation to comment on the above consultation.

We have reviewed this on behalf of Harrow Estates, and acknowledge and support the Steering Groups decision not to allocate specific sites for development at this time.

This is instead something the upper tier authorities are to consider as part of their emerging Local Plans, in consultation with the parish.

We would welcome the opportunity to continue to engage constructively with the Parish in such regards, and wish them all the best with the progression and adoption of the NDP.

Accordingly, our comments are limited to a relatively minor suggested revision to view point No.1 in Figure 18 of the NDP.

A slight revision to this is suggested to better reflect the view evident at this point year-round. We attach a suggested revision and justification to assist the finalisation of this figure.

We trust this is useful and look forward to receiving an acknowledgement in due course.

Regards

**Ryan Johnson**  
Senior Director

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## FEEDBACK TO CONSULTATION

File Ref: D2797/001\_01

19 April 2024

### BRAMSHOTT AND LIPHOOK NEIGHBOURHOOD PLAN CONSULTATION FEEDBACK – RELATIVE TO POLICY BL8: PROTECTION OF LOCAL SIGNIFICANT VIEWS.

Comments are submitted on behalf of Harrow Estates in relation to their land holdings at Land South of Liphook Road.

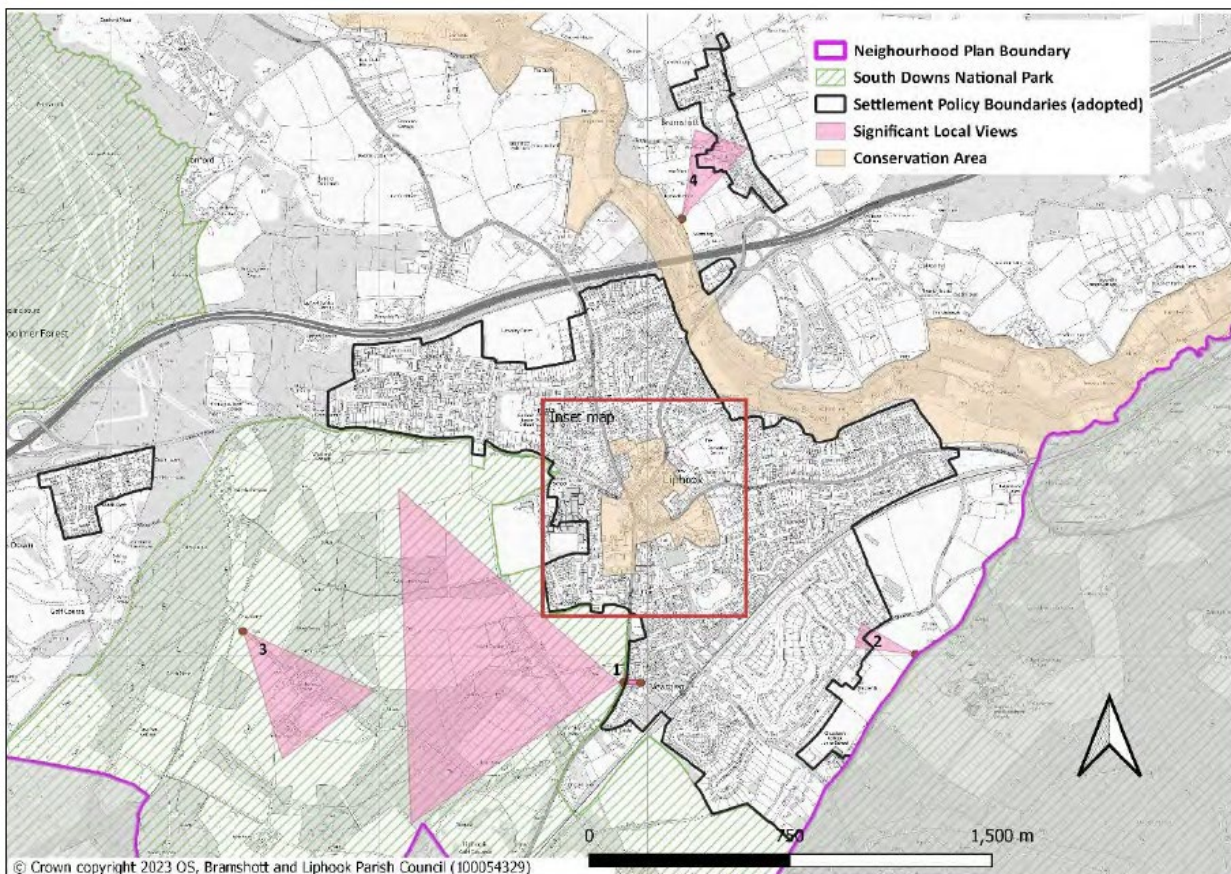
The proposed Policy BL8: Protection of Locally Significant Views states:

***‘Development proposals are required to ensure that they do not have a significantly detrimental impact on:***

- i. the four locally significant views listed below and mapped in Figure 18; and***
- ii. views within the Liphook Conservation Area as described in the Liphook Conservation Area Character Appraisal and Management Plan (Figure 19).***

***As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 18 and 19 should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.’***

Figure 18 as included below sets out the proposed locally significant views as mapped, including views 1.



Justification for the inclusion of these views and why the policy seeks to safeguard the views from

inappropriate development is included at paragraphs 5.41 – 5.42 which state:

***‘The topography of the area means that there are some significant long-distance views which contribute to the character of the local area both for residents and increasingly for visitors.***

***Four views have been identified, which are particularly important. Figure 18 provides a map of the views and further details about why they are important is contained in Appendix C. The views are:***

***View 1: View from Station Road to Weavers Down***

***View 2: View from Highfield Lane to Goldenfields, particularly Lychgate, 53 Goldenfields***

***View 3: View from bottom of Weavers Down entrance area towards and across fields of Foley Manor***

***View 4: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3..’***

As part of our review of the proposed Neighbourhood Plan, we have visited the location of view 1. The photograph as taken from these locations, is set out at Appendix 1.1. The photographic survey demonstrates that the view cone as illustrated at Figure 18 does not consider existing vegetation and built form and as such the view cones for significant view 1 is inaccurate. As our photographic survey was carried out in early spring, trees are predominantly without leaf coverage. It is noted therefore that during the summer months, when vegetation is in leaf, the viewing opportunities to the wider landscape beyond will be reduced and the sense of enclosure resulting from vegetation will be greater.

In the view from location 1, mature trees form the field boundary to the north of that field parcel west of Portsmouth Road and truncate wider views to the northwest. Similarly, tree belts beyond the field parcel to the southwest obscure wider views in that direction. Distant views to the west are experienced, in between intervening trees in the foreground and beyond the tops of those trees within the middle distance.

As such, we consider that the view cone for view 1 as illustrated at Figure 18 of the Draft Neighbourhood Plan does not sincerely reflect the experience of the view from locations 1. We include a diagram at Appendix 2 that more accurately illustrates the extent of the local views experienced from these locations and includes a description of the view cone that reflects how the distant elevated and treed skyline is discerned and informs the character and amenity of the view.

We therefore request that Figure 18 is updated, with the shaded arcs of the views amended to reflect our findings as set out at Appendix 2 and with the long-distant view described in text form.



**VIEWPOINT 1**

VIEW LOOKING WEST FROM STATION ROAD. FROM THIS LOCATION, THE FIELD PARCEL TO THE IMMEDIATE WEST OF PORTSMOUTH ROAD IS APPARENT, FRAMED BY MATURE TREES, DISTANT VIEWS OF THE ELEVATED LANDFORM WITHIN THE WIDER SOUTH DOWNS NATIONAL PARK ARE JUST DISCERNIBLE ON THE HORIZON, BEYOND THE INTERVENING TREES.



**VIEWPOINT 1**

VIEW LOOKING WEST FROM THE JUNCTION OF PORTSMOUTH ROAD AND STATION ROAD. FROM THIS LOCATION, THE INTERVENING TREES AND HEDGEROWS TRUNCATE WIDER VIEWS TO THE NORTHWEST AND TO THE SOUTHWEST, WHILST SOME DISTANT VIEWS TO THE WEST ARE DISCERNED, BEYOND THE TOPS OF THOSE INTERVENING TREES, WITH THE ELEVATED LANDFORM WITHIN THE WIDER SOUTH DOWNS NATIONAL PARK FORMING PART OF THE SKYLINE.



VIEWPOINT LOCATION



**LEGEND**

- EXTENT OF VIEW CONE VISIBLE, CONSIDERING INTERVENING VEGETATION AND BUILT FORM, AND FROM WHERE THERE ARE OPPORTUNITIES TO SEE THE ELEVATED TREED HORIZON WITHIN THE WIDER SOUTH DOWNS NATIONAL PARK.
- CONTOURS WITHIN IMMEDIATE LOCALITY

APPENDIX 2 - EXTENT OF LOCAL VIEWS EXPERIENCED, FOLLOWING SITE VISIT (FABRIK, 2023)