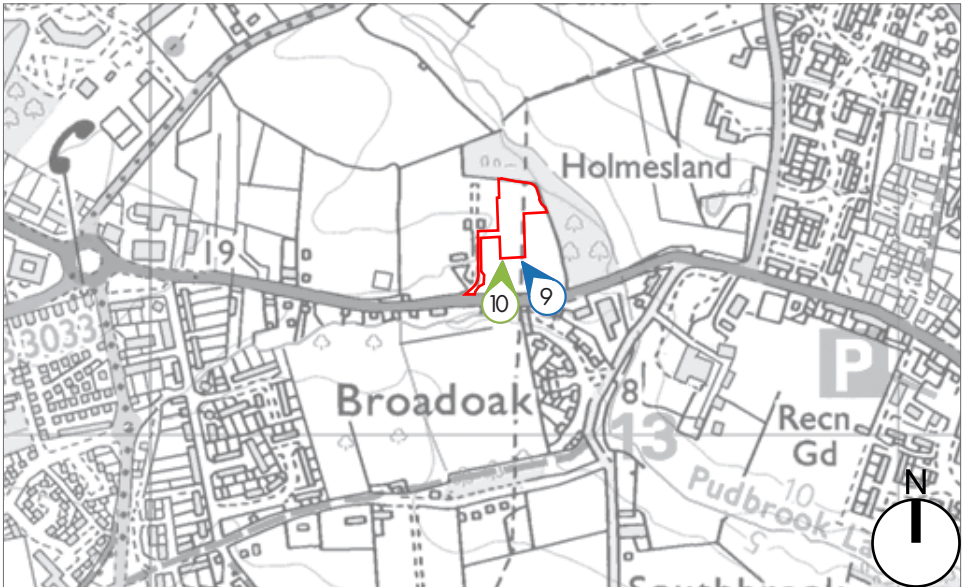




PHOTOGRAPH – VIEWPOINT 9 **VALUE: MEDIUM**
VIEW LOOKING NORTH-WEST FROM BROAD OAK / A334 ADJACENT TO SKODA AND NISSAN DEALERSHIPS. THE ROAD IS SET BELOW THE LEVEL OF THE SITE, WITH VIEWS OF THE SITE THEREFORE WHOLLY RESTRICTED BY THE COMBINATION OF INTERVENING STEEP BANK AND BOTH DECIDUOUS AND EVERGREEN VEGETATION. THE RESIDENTIAL DWELLING TO THE IMMEDIATE WEST OF THE SITE ENTRANCE IS DISCERNIBLE IN THIS VIEW.



PHOTOGRAPH – VIEWPOINT 10 **VALUE: MEDIUM**
VIEW LOOKING NORTH FROM BROAD OAK / A334 ADJACENT TO DWELLING TO THE SOUTH OF THE A334 BROAD OAK. THE SITE ENTRANCE IS APPARENT IN THIS VIEW. THE ROAD IS SET BELOW THE LEVEL OF THE SITE, WITH VIEWS OF THE SITE THEREFORE RESTRICTED BY THE COMBINATION OF INTERVENING STEEP BANK AND BOTH DECIDUOUS AND EVERGREEN INTERVENING VEGETATION.



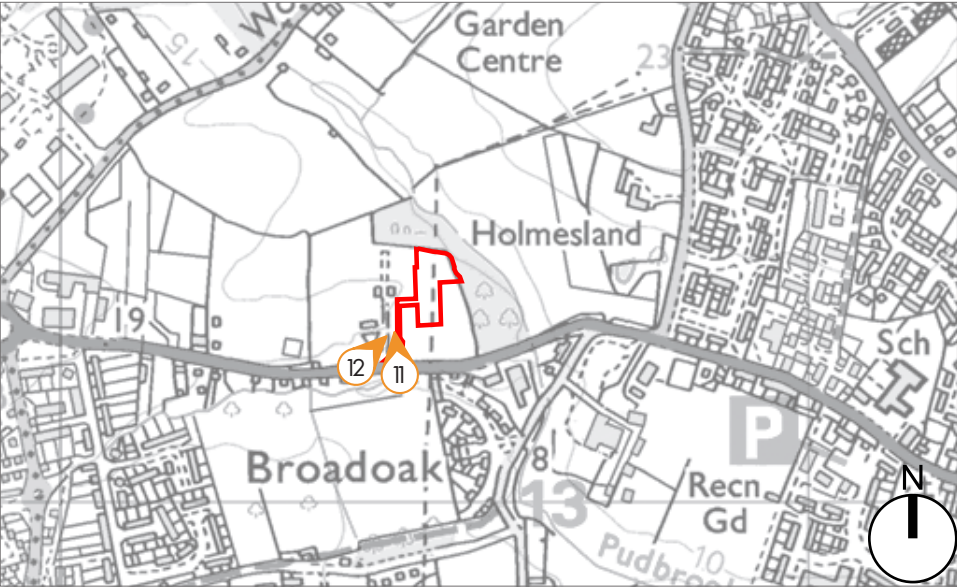
KEY PLAN



PHOTOGRAPH – VIEWPOINT 11 **VALUE: MEDIUM**
VIEW LOOKING NORTH FROM BROAD OAK / A334 ADJACENT TO THE SITE ENTRANCE. OPEN VIEWS OF THE SITE ENTRANCE RAMP LEADING TO THE MAIN AREA OF THE SITE OCCUR. THE CHARACTER AND AMENITY OF THIS VIEW COMPRISES RESIDENTIAL DWELLINGS TO THE RIGHT, STEEP BANK TO THE LEFT AND COMMERCIAL PREMISES IN THE DISTANCE. THE MAIN PROPOSED OPERATIONAL AREA OF THE SITE IS NOT DISCERNIBLE IN THIS VIEW. SIMILARLY, THE EXISTING WAREHOUSES ARE NOT APPARENT IN THIS VIEW.



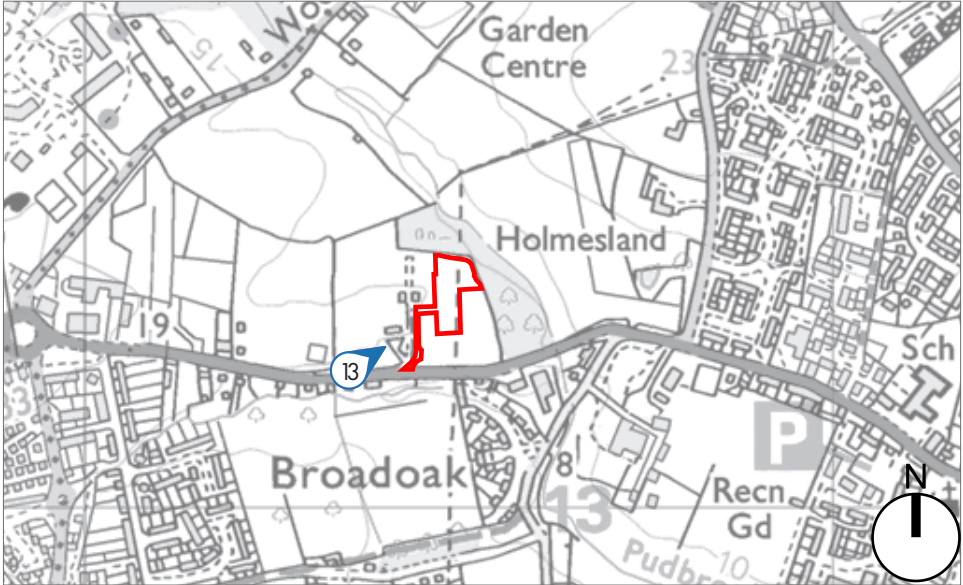
PHOTOGRAPH – VIEWPOINT 12 **VALUE: MEDIUM**
VIEW LOOKING NORTH FROM BROAD OAK / A334 ADJACENT TO THE RESIDENTIAL DWELLINGS. THE SITE ENTRANCE IS APPARENT IN THIS VIEW. THE ROAD IS SET BELOW THE LEVEL OF THE SITE, WITH VIEWS OF THE OPERATIONAL AREA OF THE SITE THEREFORE RESTRICTED BY THE COMBINATION OF INTERVENING STEEP BANK AND BOTH DECIDUOUS AND EVERGREEN INTERVENING VEGETATION.



KEY PLAN



PHOTOGRAPH – VIEWPOINT 13 **VALUE: MEDIUM**
VIEW LOOKING NORTH-EAST FROM BROADK OAK ROAD / A334 ADJACENT TO THE RESIDENTIAL DWELLINGS. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF VEGETATION AND BUILT FORM. HOWEVER, GLIMPSE VIEWS OF ONE OF THE WAREHOUSES OCCUR THROUGH THE GAP IN VEGETATION..



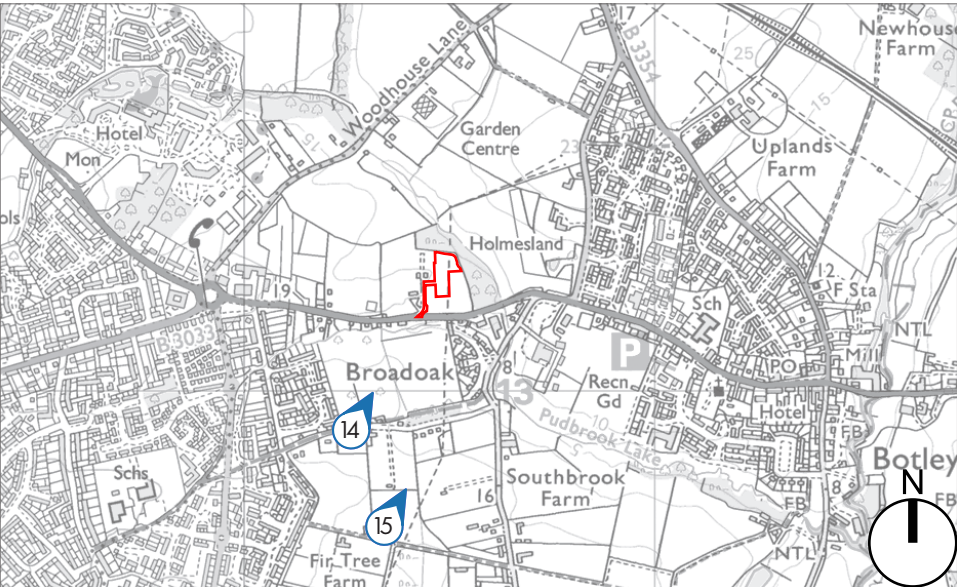
KEY PLAN



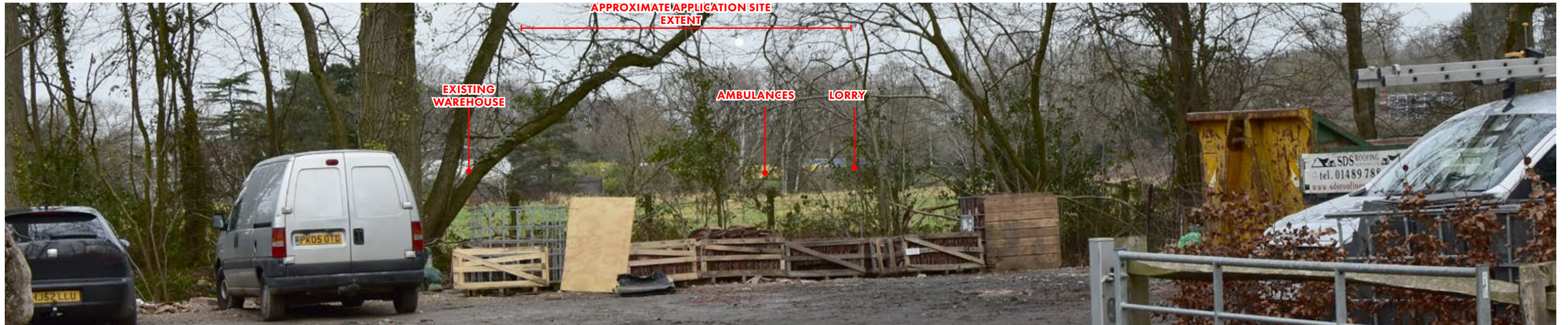
PHOTOGRAPH – VIEWPOINT 14 **VALUE: MEDIUM**
 VIEW LOOKING NORTH-EAST FROM FOOTPATH 026/18/1 ADJACENT TO FIR TREE FARM. VIEWS OF THE STABLES AND POLY TUNNEL ARE APPARENT. HOWEVER, VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF THESE AGRICULTURAL STRUCTURES AND VEGETATION.



PHOTOGRAPH – VIEWPOINT 15 **VALUE: MEDIUM**
 VIEW LOOKING NORTH-EAST FROM BRIDLEWAY 026/17/2 ON THE EDGE OF HEDGE END SETTLEMENT. THE SHEDS OF THE NEARBY FARM ARE APPARENT ON THE FIELD, WITH A TREEBELT BEYOND. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



KEY PLAN



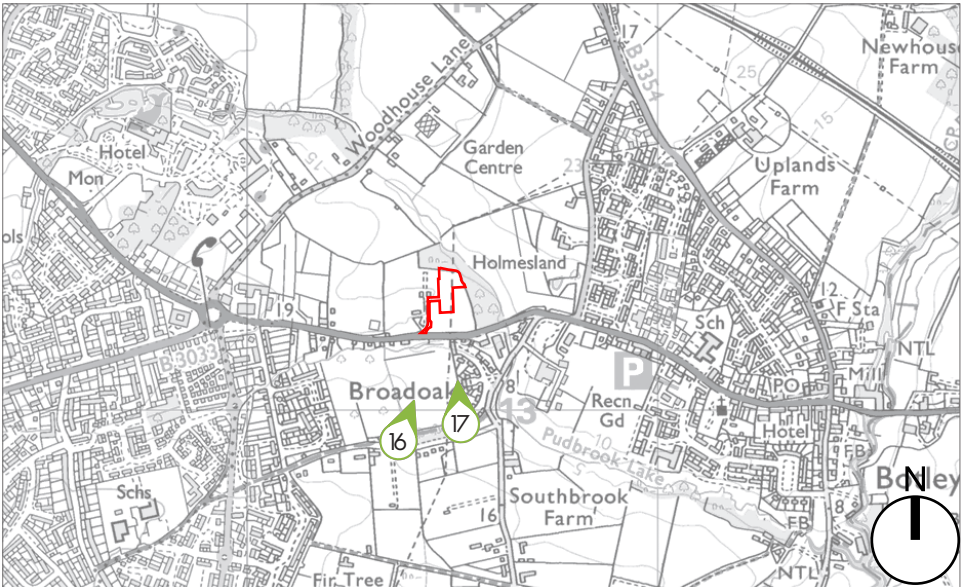
PHOTOGRAPH – VIEWPOINT 16 **VALUE: MEDIUM**
 VIEW LOOKING NORTH FROM BRIDLEWAY 026/18/1 ADJACENT TO SDS ROOFING SERVICE YARD. THE WAREHOUSE ADJACENT TO THE SITE AND THE AMBULANCES WITHIN THE SITE ARE APPARENT, FILTERED THROUGH THE INTERVENING WINTER VEGETATION.



PHOTOGRAPH – VIEWPOINT 17 **VALUE: MEDIUM**
 VIEW LOOKING NORTH FROM BRIDLEWAY 026/18/1. THE WAREHOUSE ADJACENT TO THE SITE AND THE AMBULANCES WITHIN THE SITE ARE APPARENT, FILTERED THROUGH THE INTERVENING WINTER VEGETATION.

NOTE:

BRIDLEWAY 026/18/1 SHOWN IN THE HAMPSHIRE COUNTY COUNCIL DEFINITE MAP IS NOT ALIGNED WITH THE THAT PRESENT IN THE FIELD. THE PHYSICAL ALIGNMENT FOLLOWS THE TRACK AS MARKED BY THE FINGER POST, RATHER THAN NORTH OF THE TREEBELT AS SHOWN ON THE OS MAP AND THE HAMPSHIRE COUNTY COUNCIL DEFINITE MAP.



KEY PLAN

6.0

LANDSCAPE MASTERPLAN

6.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposals include the erection of a warehouse, similar to the existing ones within CCW Services, a hard surface parking area and hedges (either native or laurel) along the mound of the southern boundaries of the Site. Furthermore, a 15m wide native treebelt with understorey planting is proposed, outside of the Site boundary, but within the wider land ownership of CCW Services, and a small portion of the northern edge of the CCW Services. The detailed design is set out within the Landscape Design and Access Statement.

Refer to Figure 6.1 - Illustrative masterplan on the following page.

6.2 LANDSCAPE MITIGATION MEASURES

The following primary mitigation measures have been incorporated into the masterplan:

- The built form of the warehouse is limited to 7m in height maximum, aligned with the existing ones to the immediate west of the Site;
- Using visually recessive colours to the proposed building, including the green colour vertical profile wall cladding in the upper part of the warehouse.
- Retention and re-profiling of the existing bunds with native hedge planting.
- To implement a 15m wide native treebelt and understorey whip planting along the southern edge of the CCW Services Site adjacent to Broad Oak road / A334, either side of the overhead cables, which are characteristic of the local landscape.
- Additional tree planting to gap up the existing northern vegetated boundaries north and north-west of the wider CCW Services to provide a greater depth of planting to conceal views of the existing built form outside the Site in views from Woodhouse Road, providing a landscape enhancement within the Settlement Gap, visual betterment and reduced influence of commercial built form to the north..



FIGURE 6.2 – PLAN ILLUSTRATING LANDSCAPE PROPOSALS OUTSIDE THE APPLICATION BOUNDARY (FABRIK, 2022)

LEGEND

- SITE BOUNDARY
- OWNERSHIP BOUNDARY

Existing

- 1 Site entrance
- 2 Site access / security gate
- 3 Car parking area (outside the Site)
- 4 Hedge on mound
- 5 Trees along the access (outside the Site)
- 6 Electric cables and pylons
- 7 Deciduous woodland block

- 8 Existing warehouse (approximately 7m in height)
- 9 Tarmac surface for car parking (implemented)

Proposed

- 10 Tarmac surface for car parking
- 11 Warehouse (maximum 7m in Height)
- 12 Native hedge on mound
- 13 Native treebelt with understorey whip planting (15m wide)
- 14 Existing hedge proposed to be removed
- 15 Semi-natural buffer (2m wide)

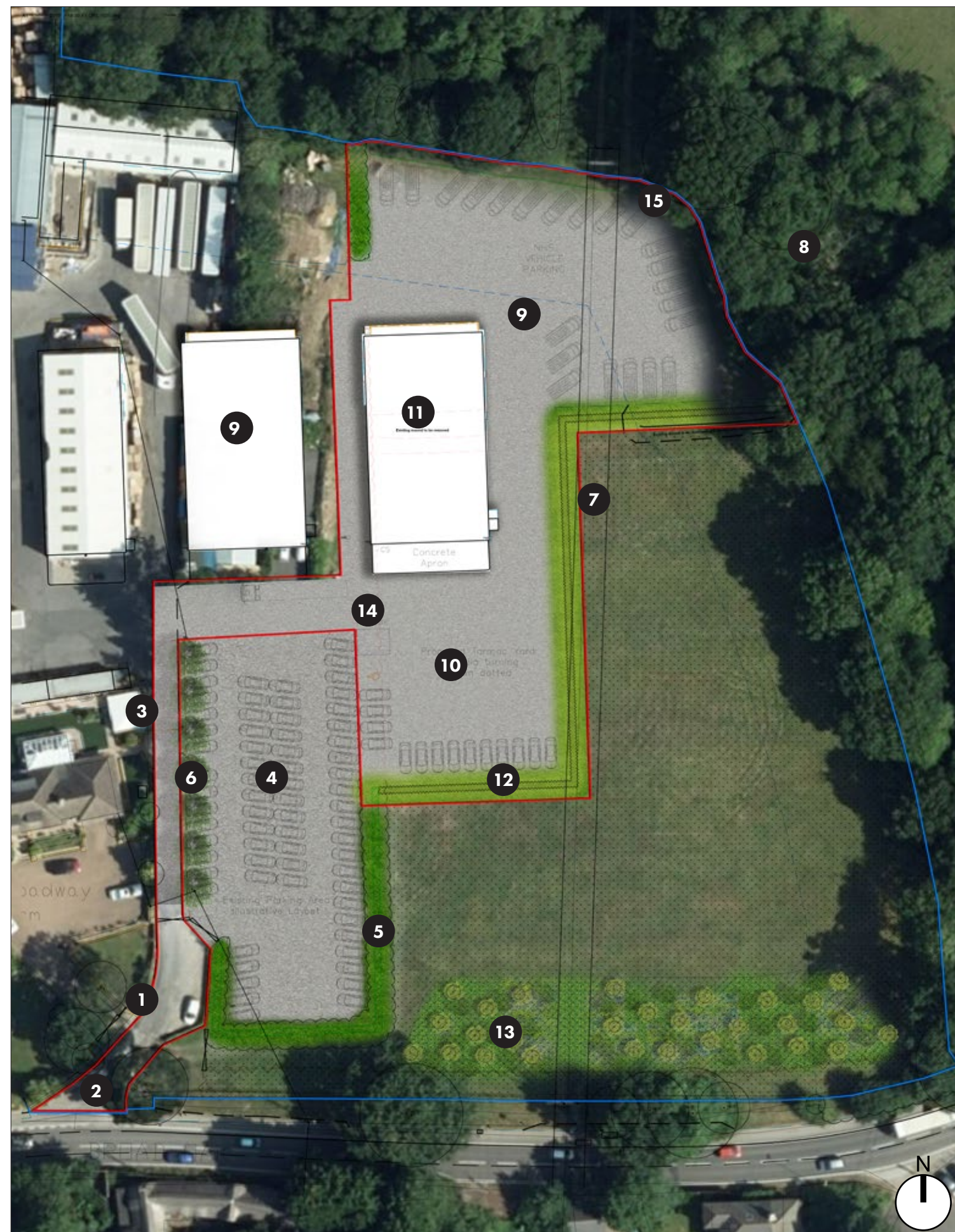


FIGURE 6.1 – PLAN ILLUSTRATING LANDSCAPE PROPOSALS WITHIN THE APPLICATION BOUNDARY (FABRIK, 2022)

6.0

LANDSCAPE MASTERPLAN

6.3

PHOTOMONTAGES

Two photomontages have been prepared based on the locations agreed with the Landscape Officer, which include the following viewpoints:

- Viewpoint 2, looking south-east towards the Site from Woodhouse Lane, on the settlement edge of Hedge End;
- Viewpoint 16, looking north-east towards the Site from Bridleway 026/18/1;
- Viewpoint 17, looking north towards the Site from Bridleway 026/18/1.

It is anticipated that the proposed built form will be truncated in the summer season due to the folia.

Refer to Figure 6.3 opposite for the photomontage locations.

LEGEND

SITE BOUNDARY

SETTLEMENT GAP

1

LOCATION OF THE PHOTOMONTAGE



FIGURE 6.2 - VIEWPOINT LOCATIONS FROM PHOTOMONTAGES (FABRIK, 2022)



VIEWPOINT 2 - EXISTING SITE CONDITION



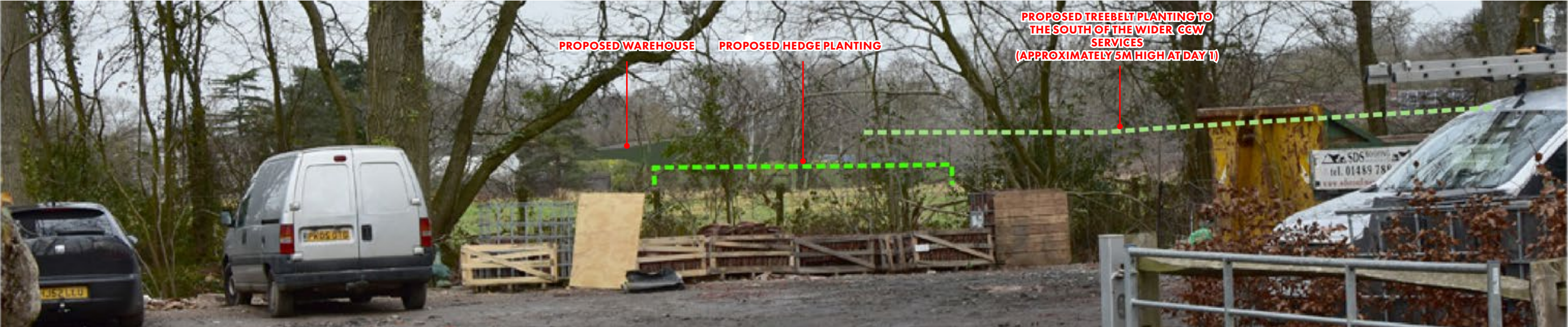
VIEWPOINT 2 - YEAR 1 AFTER COMPLETION



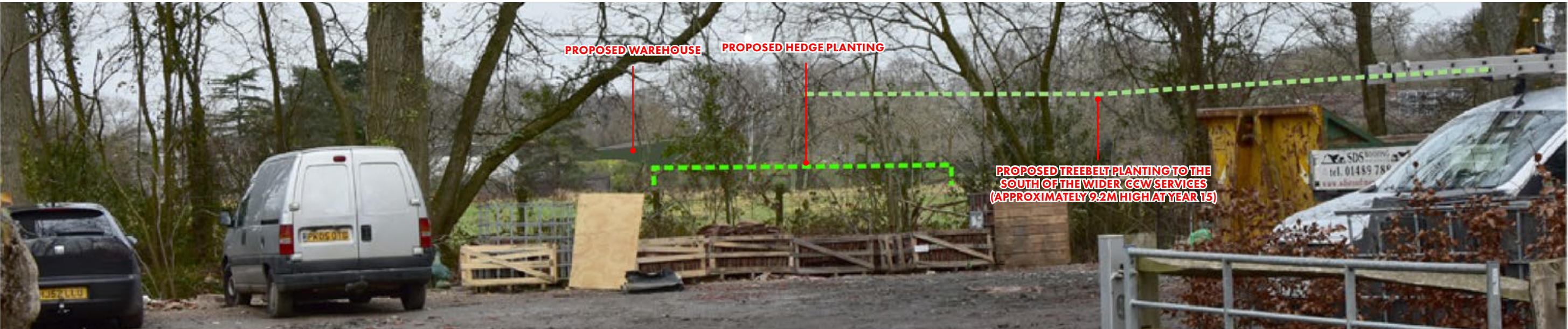
VIEWPOINT 2 - YEAR 15 AFTER COMPLETION



VIEWPOINT 16 - EXISTING SITE CONDITION



VIEWPOINT 16 - YEAR 1 AFTER COMPLETION



VIEWPOINT 16 - YEAR 15 AFTER COMPLETION

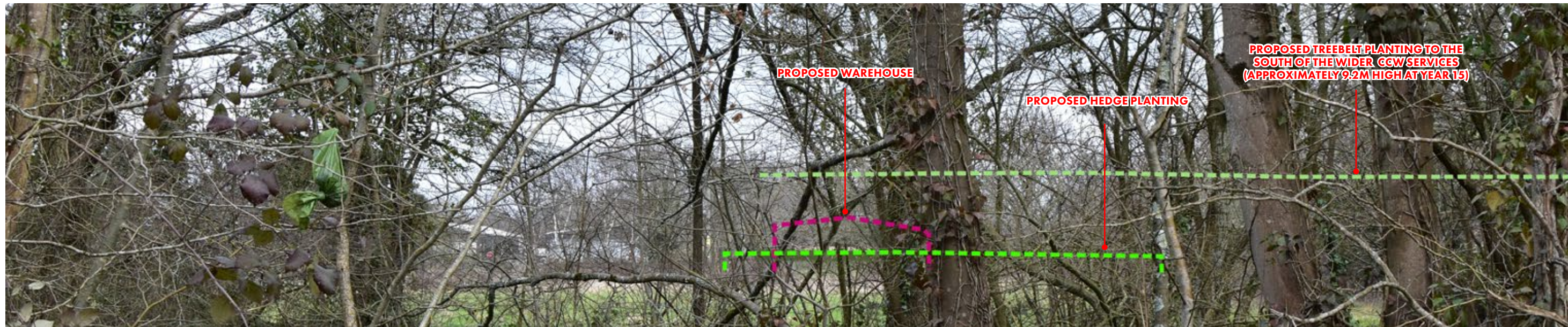
NOTE: DUE TO THE ANGLE OF THIS VIEW, THE PROPOSED TREEBELT TO THE SOUTHERN EDGE OF THE WIDER CCW SERVICES APPEARS TO THE RIGHT OF THE PROPOSED WAREHOUSE, INSTEAD OF FRONTING THE WAREHOUSE.



VIEWPOINT 17 - EXISTING SITE CONDITION



VIEWPOINT 17 - YEAR 1 AFTER COMPLETION



VIEWPOINT 17 - YEAR 15 AFTER COMPLETION

ADDITIONAL MITIGATION MEASURES

7.1 INTRODUCTION

The primarily mitigation measures have been embedded into masterplan design. Additional mitigation measures have been identified over and above those designed into the scheme and these are set out below.

7.2 DURING SITE ENABLING AND CONSTRUCTION PHASE

The first effects to occur on the landscape and visual receptors will relate to the Site enabling and demolition.

This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to the existing trees to the immediate east and north of the Site and the hedges along the western edge; setting up the contractors compound; removal of the existing tarmac surface to the north of the Site to accommodate treebelt planting; and the stripping of grass and topsoil from the Southern Section of the Site to create the additional parking and turning space. The location, extent and height of the contractors compound / office is yet to be determined in consultation with the contractor and landscape consultant, in order to reduce the landscape and visual impact of these elements as much as possible.

All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with Eastleigh Borough Council prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

It is anticipated that the contractors compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

7.3 DURING OPERATION

There are no additional mitigation measures proposed during operational stage.

7.4 HEIGHT AND MASSING

The location and height of the proposed warehouse has been sensitively placed to the north western part of the Site in order to limit views to the existing visual envelope associated with the Site. The height of the proposed warehouse is at 7m maximum, aligned with the existing built form to the immediate west.

Also, the building is orientated in a way so that it's narrowest elevations face the more open areas of the boundary (north and south) in order to reduce the impact.

7.5 TREES AND VEGETATION

The tree species are primarily native and characteristic of the local area, such as English oak, Beech and English walnut. Similarly, hedges are native with an emphasis on form, colour and seasonal interest, including Common hawthorn, Hazel and Blackthorn. Refer to the Design and Access Statement for more details.

7.6 MATERIALS

The proposed building facades will comprise primary concrete (natural colour) in the lower section of the facade, green colour cladding at the upper section. These materials and finishes relatively muted with the surrounding to minimise the visual impact arise from the proposal.

7.7 LIGHTING

It is assumed that the proposed warehouse will be lit. The lighting is to be designed to be as low as possible, directional into the Site and shielded with no backward glare.

8.0

LIMITATIONS AND ASSUMPTIONS

The assessment of effects considers the further proposed changes to the landscape, over and above that already implemented. The following assumptions will be made in relation to the assessment of effects.

- The assessment baseline year is 2022.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors, public rights of way, commercial and employment, the receptor is a standing adult with an eye height of 1.4m.
- Visual effects are based on good visibility.
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.

9.0

STATEMENT OF EFFECTS

9.1 INTRODUCTION

The assessment of effects consider the operational stage only. As there is no existing built form within the Site, this receptor is subsequently not assessed.

9.2 EFFECTS ON LANDSCAPE RECEPTORS

9.2.1 LANDSCAPE CHARACTER

The implementation of the native hedges along the southern edges of the Site will intensify the hedges in the local landscape.

The value of the borough level landscape character is judged to be Medium; the susceptibility to the proposed change is Low; and therefore the sensitivity is Medium - Low. The magnitude of change is Negligible.

The overall effect on the borough level landscape character is **Negligible** significance.

9.2.2 CONTEXTUAL LANDSCAPE ELEMENTS

The only proposals outside the Application Boundary is the treebelt with understorey whip planting to the southern edge of CCW Services, along Broad Oak road / A334 and the additional trees along the north western edge of CCW Services facing the fields, where vegetation gaps appear. Therefore, the landscape effects to the contextual landscape only involve the following elements:

Geology and Soils

New topsoil will be added to the southern and the northern edge of CCW Services to ensure the longevity of the proposed planting. However, the overall geology and soil within the study area will not be altered.

Vegetation Cover

Essentially, the grassland to the southern edge of CCW Services will be replaced with treebelt and shrub planting. Similarly, the northern edge will see additional tree cover. In time, the vegetation cover and structure within the contextual area will be enhanced and extended, albeit not significantly.

The value of the contextual landscape elements is judged to be Medium overall; the susceptibility to the proposed change is Low; and therefore the sensitivity is Medium - Low. The magnitude of change is Negligible to the geology and soil; Low to the vegetation cover.

The overall effect on these two receptors is **Negligible** to the geology and soil; **Minor Beneficial significance** to the vegetation cover.

9.2.3 SITE ELEMENTS

Geology and Soils

The soil to the Southern Section of the Site will be removed, the land will be resurfaced with tarmac for car parking. Therefore, the quality of the soil underneath the new tarmac surface might subsequently be affected. The removal of the top soil will also reduce the quantity of the top soil across the Site.

The value of the geology and soil is judged to be Low; the susceptibility to the proposed change is High; and therefore the sensitivity is Medium. The magnitude of change is High, consider that the whole Southern Section of the Site will be replaced with tarmac.

The overall effect on geology and soil is **Major Adverse** significance.

Landform and Drainage

On completion, the broad landform will remain unchanged, whereby the Site continues to slope relatively gently, except the Site entrance area where it slopes towards the road. However, the re-profiling of the existing bunds to accommodate the planting of native hedges and the necessary engineering work to accommodate the drainage and building thresholds will slightly alter the levels within the Site, despite the bunds will be characteristic of the existing Site arrangement. The overall drainage strategy of the Site on completion is anticipated to remain unchanged, which continues to fall towards the ditch to the east of the Site adjacent to the woodland.

The value of the landform and drainage is judged to be Low; the susceptibility to the proposed change is Low; and therefore the sensitivity is Low - Negligible. The magnitude of change is Low.

The overall effect on landform and drainage is **Minor Adverse** significance.

Vegetation Cover

The removal of the grassland in the southern section of the Site will see the reduction in this type of the vegetation cover. However, the proposed native hedges to the southern edges of the Site will increase the vegetation cover.

The value of the vegetation cover is judged to be Medium; the susceptibility to the proposed change is Medium; and therefore the sensitivity is Medium. The magnitude of change is Medium, consider that is roughly half of the overall Site area.

The overall effect on vegetation cover is **Moderate Adverse** significance relative to the grassland, but **Minor Beneficial** significance relative to the on-site hedges.

Land Use

The removal of the grassland to the Southern Section of the Site will alter the land use in this area. Effectively the existing land use will be wholly replaced with hard standing and the planted bund creating a new predominantly hard landscape. On completion, the land use across the whole CCW Services site will be more consistent

that comprises predominantly commercial use.

The value of the land use is judged to be Low; the susceptibility to the proposed change is High; and therefore the sensitivity is Medium. The magnitude of change is High, consider that the whole Southern Section of the Site will be replaced with tarmac.

The overall effect on land use is **Major Adverse** significance.

Time Depth

On completion of the proposed warehouse, the commercial character of this part of the Site will be intensified, together with the existing warehouses in the wider ownership of CCW Services.

The value of the time depth is judged to be Low; the susceptibility to the proposed change is Low; and therefore the sensitivity is Low - Negligible. The magnitude of change is Medium.

The overall effect on landform and drainage is **Minor Beneficial** significance.

Perceptual and Aesthetic Qualities

The perceptual and aesthetic quality of the Site will change from a mixture of grassland and hard surface with parked vehicles, to a larger hard standing area, with the warehouse similar to the existing ones to the immediate west. The change will be more prominent to the Southern Section of the Site due to its existing land use.

The colour of the Site is likely to be intensified and the activity level is likely to increase due to more vehicles parking within the Site on the operational stage.

On completion, the Site will be knitted together with the existing operational area of CCW Services, but continue to set back from Broad Oak road / A334.

The proposed native hedges on the bunds will restrict views of the parking areas and the internal associated activities and movement, creating a vertical green screen to the site boundaries. Although the proposed tree planting lies outside the Site, it will extend the landscape framework to the immediate setting of the Site in a way that is characteristic of the local landscape, providing a positive landscape enhancement to the area and long term visual enclosure to the Site.

The value of the perceptual and aesthetic qualities of the Site and its immediate environs is judged to be Medium; the susceptibility to the proposed change is Medium; and therefore the sensitivity is Medium. The magnitude of change is Medium, balancing the additional planting.

The overall effect on perceptual and aesthetic quality of the Site is **Moderate Adverse** significance considering the level of change and introduction of new hard standing and built form, but **Moderate - Minor Beneficial** significance considering the mitigation planting within and to the immediate context of the Site.

9.0

STATEMENT OF EFFECTS

9.2

EFFECTS ON LANDSCAPE RECEPTORS (CONTINUED)

The Physical Impact of the Proposal to the Settlement Gap

The proposed built form is located to the north western section of the Site set back from the public realm, which is well related to the existing warehouses and the operational area of CCW Services. The proposals will result in an additional building in the Gap, orientated in a way so that it’s narrowest elevation faces the more open areas of the boundary in order to reduce the impact.

The landscape proposals include native hedges along the southern edge of the Site, treebelt and understorey whip planting to the southern edge of CCW Services landholding and additional trees to the northern edge of CCW Services landholding where the vegetation gaps occur. The tree planting plus grass bunds with hedgerows on top is characteristic of the local landscape and will connect with the existing vegetation in the immediate context beyond the land ownership.

With the development in place, the distinct character and amenity of this part of the physical Gap between Hedge End and Botley will remain and retaining the sequence of fields, dwellings, commercial, fields, woodland and therefore all of the current elements of the gap, retaining the overall dimension of the gap between Hedge End and Botley. These two settlements will not coalesce through the implementation of the proposals. Although additional built form will be added within the Gap, the implementation of tree planting will improve the overall landscape character in the localised area and in time provide a physical and visual enhancement to the landscape and minimise the impact of the existing buildings and operations within the wider land ownership.

The value of this receptor is judged to be Medium- Low; the susceptibility to the proposed change is Medium; and therefore the sensitivity is Medium. The magnitude of change is Low, due to the current minor role in the Settlement Gap.

The overall effect on physical gap is **Minor Adverse** significance considering the additional built form within the Gap, but **Minor Beneficial** significance considering the implementation of tree and hedges planting.

9.3

EFFECTS ON VISUAL RECEPTORS

The visual envelope associated with the existing buildings and operations beyond the Site is limited to a local geographic area. Similarly, considering all the measures in place, the proposed development is not anticipated to extend the existing visual envelope.

The following paragraphs set out the assessment of effects on the range of visual receptors.

Residential Receptors

It is anticipated that the proposed development, including the warehouse and the new car parking area will be visible to the Broadway Farm residential dwelling to the immediate west of the Site entrance. The character and amenity of this view will change from grassland to the Southern Section of the Site, to vehicle parking and hard surface, but continue to set within the mature woodland block to the immediate east and north of the Site, in the context of the existing operations and the Broad Oak road / A334 thoroughfare.

It is predicted that initially the new parking space to the Southern Section of the Site and proposed warehouse will be visible from the residential dwellings to the immediate south of Broad Oak road / A334 opposite to the Site (likely looking out from the upper floors only, and therefore not the main habitable rooms), as well as the proposed treebelt along the southern edge of CCW Services ownership area outside the application Site, which will lie in the foreground of these views. In time, as the vegetation matures both on the mound and the treebelt, views of the proposals will diminish in these first floor views. The Site entrance will continue to be visible from these dwellings, but the character and amenity of these views will not be altered, as there is no work proposed at the entrance.

The value of this group of receptors is judged to be Low; the susceptibility to the proposed change is Low as views are from first floor only; and therefore the sensitivity is Low. The magnitude of change is Low, considering the setting back of the proposals into the site.

The overall effect on this group of receptors is **Minor Adverse** significance at worst, but **Minor Beneficial** significance when the proposed vegetation matures.

Transient Receptors Using Road Corridors

Transient receptors using Broad Oak road / A334 will continue to see the Site entrance. Due to the steep bank between the Site and the road, the proposals, including the warehouse within the Site are anticipated to be obscured (as shown in the cross sections submitted with the application). The proposed treebelt to the southern edge of the CCW Services will in time, provide a greener views along this thoroughfare as a new characteristic element of the view. The mounds and the native hedges will provide screening looking into the Site internal arrangement from the south. Refer to photomontage 2 (viewpoint 16).

Views of the Site from Woodhouse Lane will continue to be truncated due to the dense woodland block to the north and east of the Site. Refer to photomontage 1 (viewpoint 2).

The value of this group of receptors is judged to be Low; the susceptibility to the proposed change is Low due to its settlement edge location; and therefore the sensitivity is Low. The magnitude of change is Low due to the majority of the proposals are anticipated to be truncated but also considering the implementation of

new planting, characteristic of the area.

The overall effect for this group of receptor is **Minor Beneficial** significance for those from Broad Oak road / A334, considering the treebelt planting, but **Moderate Beneficial** significance when it matures.

Transient Receptors Using Public Rights of Way

It is anticipated on completion, more parked vehicles and the proposed warehouse will be discernible from Bridleway 026/17/2 to the south and filtered through the winter vegetation, but in the context of the existing warehouse buildings and the service yard in the foreground. However, the combination of the hedgerow planting on the mound along with the proposed planting along the southern edge of the CCW Services ownership will filter views of the proposals further.

Views of the proposed development are predicted to be truncated from the wider network of the Public Rights of Way.

The value of this group of receptors is judged to be Medium - Low; the susceptibility to the proposed change is Low; and therefore the sensitivity is Medium - Low. The magnitude of change is Low.

The overall effect on this group of receptors is **Minor Adverse** significance but **Negligible** in time, when the planting matures.

Receptors from Commercial, Employment Area and School

Similar to the above, the future parked vehicles and the proposed warehouse are anticipated to be discernible from SDS Roofing service yard along Bridleway 026/17/2, through the intermittent winter vegetation. But again, the proposed planting along the southern edge of CCW Services will assist to filter views looking into the proposals.

The value of this group of receptors is judged to be Low; the susceptibility to the proposed change is Low; and therefore the sensitivity is Low. The magnitude of change is Low.

The overall effect on this group of receptors is **Minor Adverse** significance at worst but **Negligible** in time, when the planting matures.

Receptors from Historic Park and Garden and Listed Buildings

It is anticipated on completion, views of the proposed warehouse and internal arrangement of the car parking will continue to be truncated from Holmesland and Botleigh Grange Hotel Historic Park and Garden due to the combination of vegetation and existing built form.

The proposed treebelt planting to the northern edge of the wider CCW Services will be