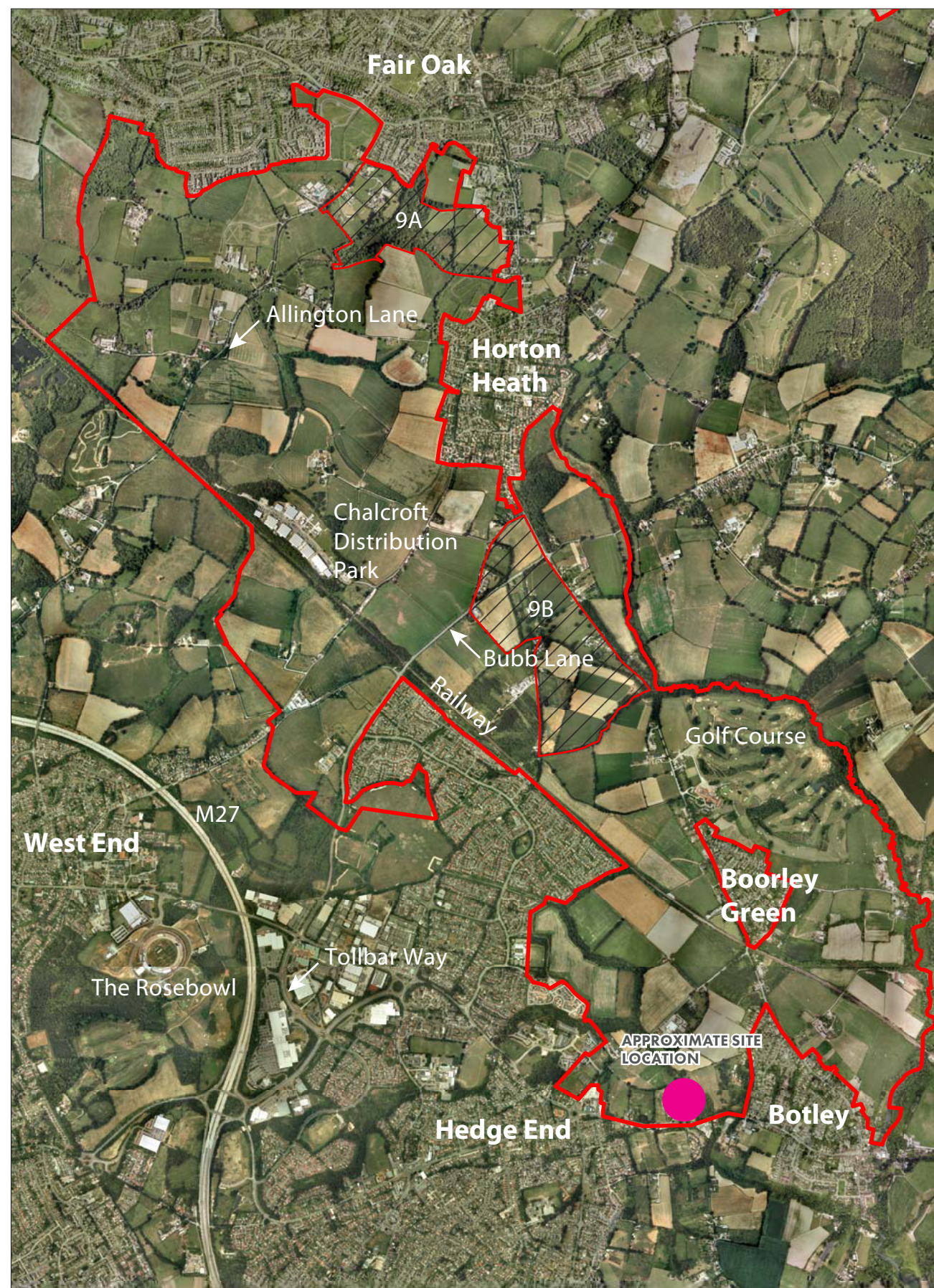




"Imagery copyright Digital Millennium Map Partnership 2006"

Scale
0 250 500 750 1000 1250 m

FIGURE 4.3 – EASTLEIGH BOROUGH COUNCIL LANDSCAPE CHARACTER AREA 9 MAP - HORTON HEATH UNDULATING FARMLAND (2011)

4.0

BASELINE CONDITIONS

4.2

CONTEXTUAL LANDSCAPE ELEMENTS

4.2.1

NATURAL

Geology and Soils

As identified in Chapter 3 of the Landscape of Eastleigh Borough Council, the study area lies within the Valley Gravel geology type, associated with River Hamble.

The soil within the study area is identified as Typical Stagnogley soil type by Eastleigh Borough Council. It is often poorly-drained and comprised a mixture of clays and sands.

Landform and Drainage

The topography of the study area is illustrated on Figure 4.4.

The central section of the study area lies on the tributary valley associated with River Hamble at approximately 10m AOD forming the lower valley side. The land rises to the north and east at approximately 25m AOD covering the settlement of Botley and Boorley Green. Similarly, the land rises to the west at approximately 35m AOD covering the core settlement of Hedge End.

Vegetation Cover

Medium, irregular size arable fields and pastureland are characteristics to the centre of the study area within the Settlement Gap. Treebelts and hedgerows often define the field boundaries and follow the tributary streams associated with River Hamble.

The most significant woodland is the one to the immediate east of the Site, which comprises primarily deciduous species. There are groups of mature trees within the Holmesland Estate to the north-east of the Site along the settlement edge of Botley and form part of the physical attributes of the settlement boundary.

4.2.2

CULTURAL / SOCIAL

Land Use

The land use within the study area comprises residential dwellings of Hedge End and Botley settlements, farmland and their associated stables, workshops and paddocks. There are industrial and commercial buildings, such as Hiller Garden Centre, car dealerships and service station along the main transport corridors, such as Broad Oak road / A334 and Woodhouse Lane. These are often medium to large scale and in character with this part of the Gap.

The allocated developments under the draft Local Plan (2016 - 2036), including the residential developments S3 and employment development WE2 will intensify the urban character in the study area.

Refer to Figure 4.5 - Land Use Map.

Settlement Pattern / Setting / Building Heights / Urban Grain:

The study area captures the settlement edges of Hedge End and Botley, which comprises primarily two storey residential dwellings, with traditional red brick facades, and pitched roofs. Built form within the Settlement Gap is a combination of semi-detached, detached residential dwellings, two storey height commercial building, petrol station, warehouses, workshops and stables, dotted along the main transport corridors and sometimes within the countryside landscape.

The historic centre of Botley lies within the Conservation Area to the east and south-east of the study area, away from the settlement edge.

The skyline is often informed by trees, power cables and interspersed with built form along main movement corridors such as Broad Oak road / A334 and Woodhouse Lane within the Gap.

Time Depth

Before World War II, the land within the study area was largely farmlands and woodlands. Hedgerows, copses, ponds and river streams were an integral part of the farm system, grazed by livestock and gaming. Refer to Figure 4.6 - Historic Map.

Botley was the largest settlement in Eastleigh in the 1800's, although it is still a village.

Hedge End grew rapidly with developments of new housing after World War II. Agriculture was also intensified to achieve food self-sufficiency within Britain.

4.2.3

PERCEPTUAL AND AESTHETIC

The landform of the east of the study area is closely associated with the River Hamble valley floor, whilst the west forms a low local ridgeline.

The land use within the study area is rather diverse, including residential dwellings, commercial buildings, warehouses and built form associated with farms, paddocks, set aside and pastureland. Therefore, the overall character is textured, muted but also colourful in some locations, including some business signages along Woodhouse Lane and Broad Oak road / A334.

The visual perception along Broad Oak road / A334 is limited to elements adjacent to each side of this thoroughfare, such as the residential and commercial built form and the steep bank near the Site. The experience of leaving Hedge End and arriving to Botley was indistinctive and fleeting. There was no clear definitive space along this road providing the sense of separation between the two settlements.

Similarly, along Woodhouse Lane, besides the existing built form and vegetation, the emerging built form, such as the allocated housing developments and the Deer Park School, will form or already forming the physical edge along this road. However, there are some local views to the fields to the east of the road. The perception is therefore, a combination of a sense of enclosure and openness.

The study area is not remote or tranquil, due to the settlements of Hedge End, Botley and the heavy traffic along the key road network.

Views within the study area is limited to the local level, and often terminated at the treebelts along the field edges or built form. The Eastleigh Borough Settlement Gap Study describes the openness of this Gap as: *“In keeping with the landscape character, the study area is split into two main landscape areas with open grassland/ farmland to the north; and enclosed small scale paddocks to the south. Dense tree belts and woodland, combined with varying field boundaries, also influence its sense of openness and largely prevents intervisibilty between the settlements.”*

4.2.4

THE PHYSICAL ATTRIBUTES OF THE COUNTRYSIDE GAP

The settlement edge of Hedge End is defined by Woodhouse Lane to the west of the study area, together with a mixture of residential and commercial built form and activities along the road. Trees and hedgerows along the southern portion of Woodhouse Lane are intermittent, and often wrap around the field boundaries.

The frontages of the northern portion of Woodland Lane are often open with limited landscape elements, but lie on a higher landform then the southern portion of Woodhouse Lane. The allocated developments (S3 and HE1) both side of the road will form a stronger development line along Woodhouse Lane extending from the south and reduce the current sense of gap in this location.

The settlement edge of Botley is defined by the ribbon residential development along Holmsland Lane and Brook Lane, together with the former Holmsland Estate to east of the Site. Mature vegetation and small copse often skirt along the roads, which provide an additional layer to the sensitivity of the settlement edge. The allocated development (S3) will extend the settlement to the edge of the railway line. The Botley Bypass link (BO5) is under construction, which crosses the Gap linking Hedge End and Botley.

The character and amenity of the Settlement Gap to the immediate context of the Site comprises some small pockets of land separated and well contained by field boundary vegetation and woodlands, a range of mix used development, including the commercial premises of CCW Service, residential dwellings, Hillier Garden Centre, car wash facilities and a pet store. Therefore, this part of the Gap is relatively concealed by these physical attributes and readily influenced by the existing development and lack of the sense of a distinctive separation between the settlement of Hedge End and Botley.

4.0

BASELINE CONDITIONS

4.2

CONTEXTUAL LANDSCAPE ELEMENTS
(CONTINUED)

4.2.5

SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER

The key characteristics of this landscape are the relatively gentle landform associating with the valley floor and the pattern of medium size fields, generally bound by mature hedgerows or treebelts. Small woodland blocks lie to the centre of the study area within the Gap and often follow the river streams associated with River Hamble. These limit the intervisibilities between the Site and the area to the north-east of the Site.

Broad Oak road / A334 is the main thoroughfare between Hedge End and Botley. It is often busy and noisy. Developments are emerging along Woodhouse Lane, including new houses and the Deer Park School. Therefore, the built character of the study area is gradually intensifying, providing a clear developed edge to the Gap to the north-east.

Electricity cables and pylons are detracting features in the local landscape crossing the Settlement Gap.

The overall value of the contextual landscape is judged to be Medium.

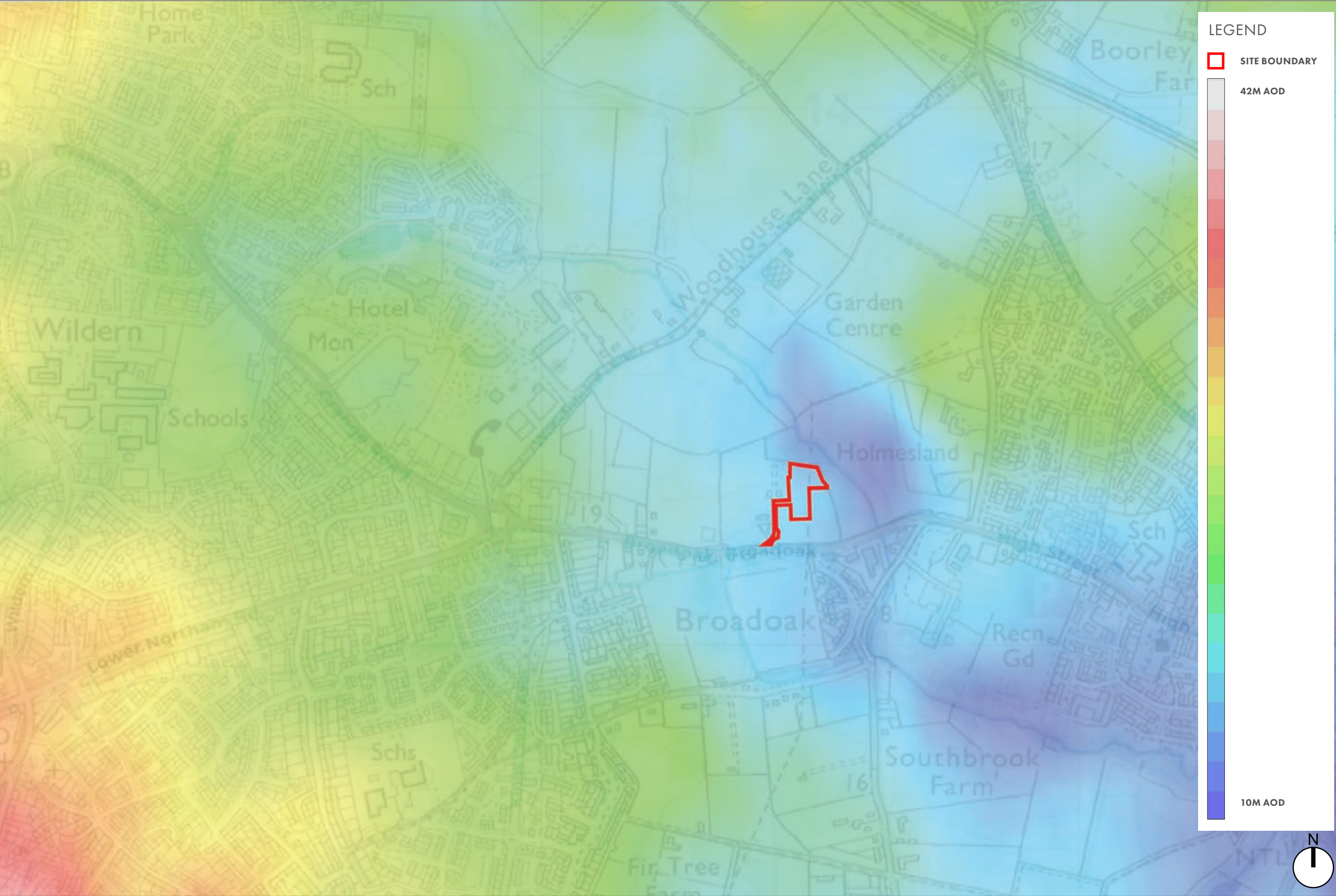


FIGURE 4.4 – PLAN ILLUSTRATING TOPOGRAPHY MAP (FABRIK, 2022)

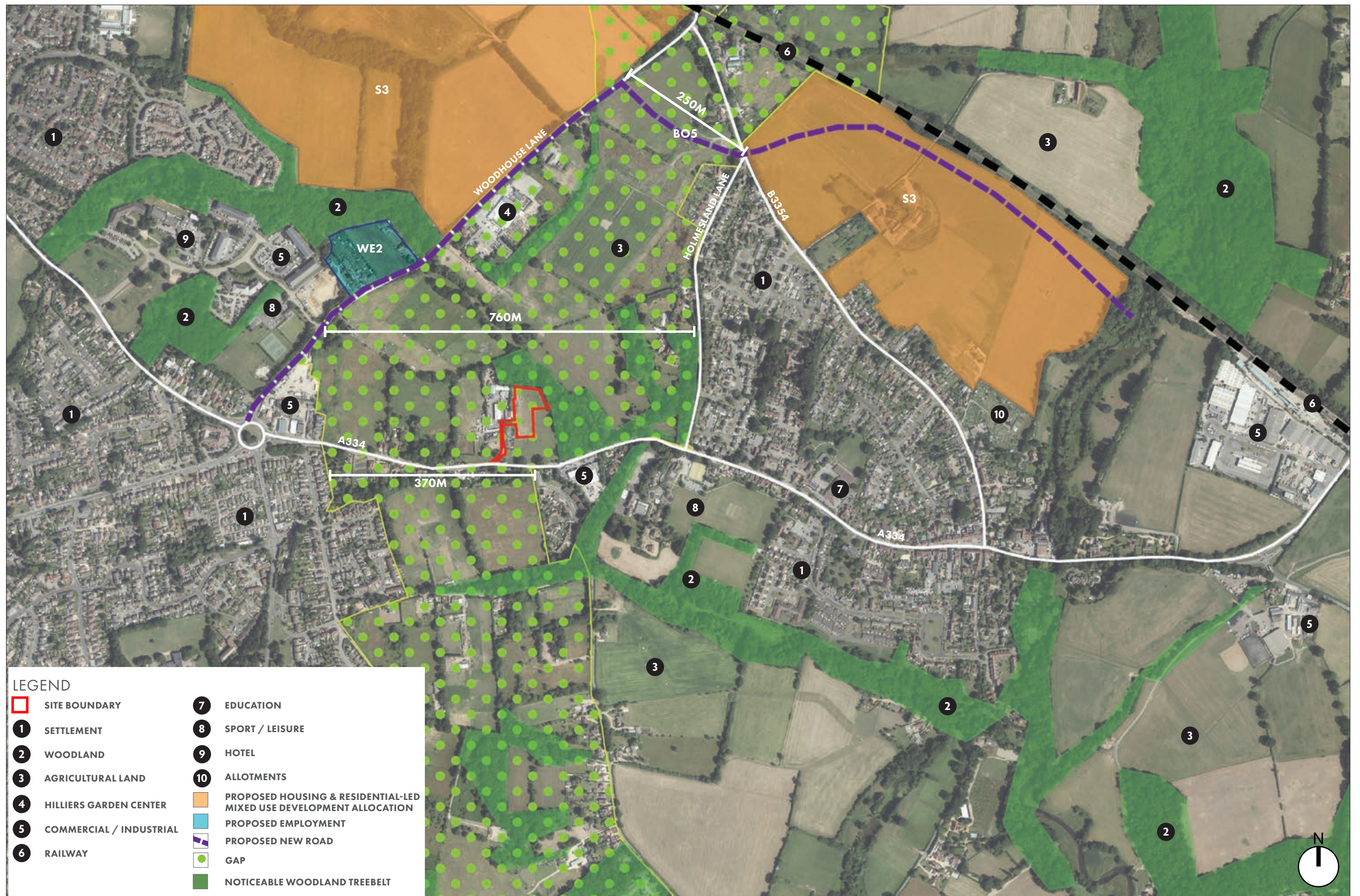


FIGURE 4.5 – LAND COVER AND KEY FEATURES OF THE GAP (FABRIK, 2022)

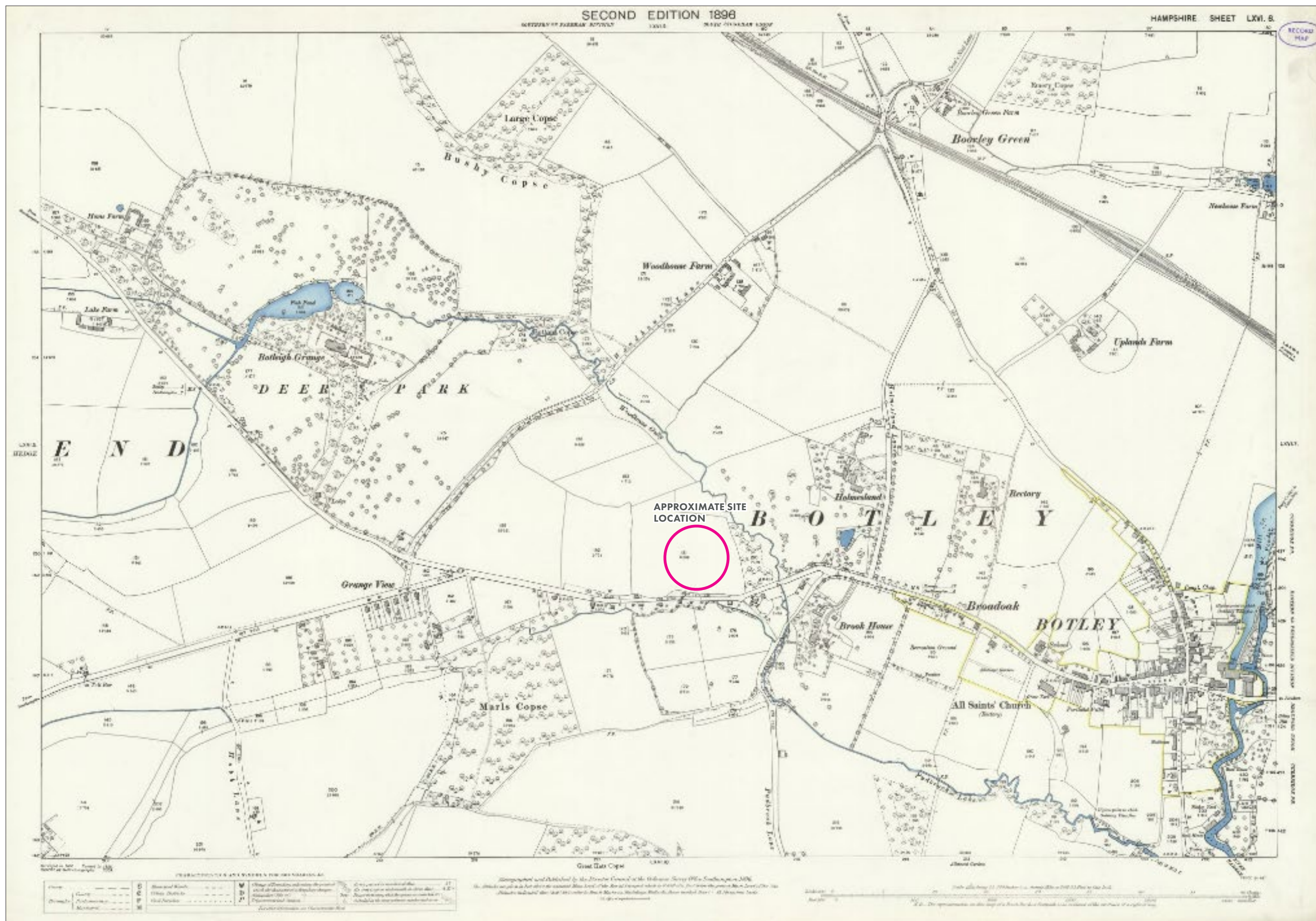


FIGURE 4.5 – HISTORIC MAP 1841 - 1952 (<https://www.oldmapsonline.org/>)

4.0

BASELINE CONDITIONS

4.3

SITE DESCRIPTION

4.3.1

INTRODUCTION

The Site is bound by a deciduous woodland treebelt to the north and east, which is also designated as SINC; Broad Oak road / A334 with 1-2 storey dwellings to the south; warehouses and commercial operational ground and dwelling associated with the client business, CCW Services to the west.

The Site can be broadly split into three character areas. Refer to Figure 4.7.

- The Northern Section - currently laid to tarmac and used as ambulance parking and temporary storing stacks of wooden pallets; it is bound by security fence and woodland to the east and north, bunds to the south and west with laurel hedging on top to the west, adjacent to the current warehouse to the west.
- The Southern Section - an area of short grassland with laurel hedging forming part of a wider field parcel, bound by security fence and woodland to the east; bunds to the north and west; a car park to the west and the grassland to the south beyond the application Site boundary forming part of the same grassland parcel as that within the application site.
- The Western Section - The Site access off Broad Oak road / A334 leading to the main part of the Site and the wider CCW Services operational area, paved with tarmac and bound by 1.5-1.8m high close board fence either side of the entrance road. The southern, eastern part of this area is flanked by the vegetation associated with the adjacent field, including trees, hedgerow an grassland.

4.3.2

NATURAL

Geology and Soils

Although there are no watercourses crossing the Site, it forms a small part of the wider Valley Gravel geology. The soil within the Site appears to be sandy and clayey, relatively dry and lack of any signs of positive microorganisms, such as earthworms and bees. Therefore, the condition of the soil is considered to be poor overall and typical of the area.

Value: Low

Landform and Drainage

Except the Site entrance, the overall topography of the Site is relatively gentle. It slopes down to the northern and eastern edge towards the woodland, southern edge towards the wider field boundary adjacent to Broad Oak road / A334.

A minor crest (at approximately +14.30m AOD ground level, +17m AOD top of bunds) in the middle of the Site, at the bunds separating the northern and the southern sections. The bunds are man-made to assist in screening the internal arrangements of the Site.

The Site falls to approximately +12.5m AOD to the northern edge and approximately +13.5m to the southern edge. The Site entrance is steep, slopes down from approximately +15m AOD to approximately +12m AOD joining the Broad Oak road / A334. The overall ground plane gently falls to the east towards the woodland block and the ditch.

There is a steep bank interfaces between the edge of the field to the south of the wider CCW Services and Broad Oak road / A334, which accommodating an approximately 3m level change.

The hard surface area is drained either towards gullies or the vegetated edges, it also drains through the bunds to the grassland as evidenced by the pipe work through the bunds.

Value: Low

Vegetation Cover

The Southern Section of the Site is laid to grass and forms part of a wider field parcel. Laurel hedges are planted on top of the bund to the west, separating the Site and the current CCW Services car parking area. The bunds cutting between the Northern and Southern Sections are mostly bare, with patches of self sown grass emerging.

The key vegetation feature is the woodland block to the east and the north of the Site, forming a key part of the Sites setting. Therefore, limits the intervisibility between the Site and the east and the north, towards Botley settlement.

Value: Medium

4.3.3

CULTURAL / SOCIAL

Land Use

The Northern Section of the Site is paved with tarmac and is currently used for ambulance vehicle parking and storage of wooden pallets. The Southern Section of the Site is short grassland. The Western Section of the Site is paved with tarmac and forms the main access to the Site and the current operational area of CCW Services.

Value: Low

Built form / Scale / Mass / Height / Grain:

There is no built form within the Site. However, it is readily influenced by the warehouses (approximately 7m in height) to the immediate west of the Site within the current operational area of CCW Services. The bungalow to the west of the Site entrance is also a key built form in the immediate context. One to two storey height, semi-detached and detached dwellings are present intermittently to the south of the Site along the other side of the Site across Broad Oak road / A334.

Value: Low

Time Depth

The Site was part of the wider countryside pastoral fields before World War II, when Botley and Hedge End were both still small settlements. In the 60's, the settlements expanded, with more residential dwellings and commercial built form.

Warehouses to the west of the Site were erected broadly in the last couple decades, contribute to part of the diverse built and landscape character along Broad Oak road / A334.

Value: Low

4.3.4

PERCEPTUAL AND AESTHETIC

The colour of the Site is primarily muted due to the grassland and the monotone nature of the tarmac and the recessive colour of the warehouses and associated structures. However, the colour of the parked ambulance vehicles within the Site are a discordant, bright element in the overall muted landscape. As a result, they are discernible from some local locations in the local landscape through the winter vegetation gaps.

The Southern Section of the Site is perceptually a little more tranquil than the rest of the Site, due to its grassland use and be set back from Broad Oak road / A334. Lorries and cars are manoeuvring in the Northern Section of the Site, therefore, it is less tranquil when compared to the Southern Section. Similarly, the Western Section of the Site is perceived as the busiest part of the Site, due to its primarily function of being the main access into the Site and the wider CCW Services operational area.

The Site is relatively enclosed by the woodland block to the east and north; warehouses and the bungalow to the west. The Site is elevated from Broad Oak road / A334, therefore, the traffic along the road is often not perceived from within the core of the Site.

Besides the grassland to the Southern Section of the Site, the hedges along the western edge and the bunds separating the northern and the southern sections and that to the west, there are no other landscape features within the Site.

The electric cables and pylons is the key detractor within the Site.

Value: Medium

4.0

BASELINE CONDITIONS

4.3

SITE DESCRIPTION (CONTINUED)

4.3.5

THE ROLE OF THE SITE WITHIN THE SETTLEMENT GAP

The current edges of the Settlement Gap are defined by the residential dwellings and road networks to the east of Hedge End and west of Botley. A series of fields between these two settlements form the physical distance, the vegetation defining the field boundaries provide further separation and limiting the intervisibility between the two settlements. Within the Gap, residential and commercial built form is already perceived along Broad Oak road / A334 and in the immediate context of the Site. This part of the gap therefore is not pristine rural countryside, but is already influenced by a range of built form present within the immediate setting to the Site. The Site on its own does not perform a significant part of the Settlement Gap. It forms part of the peripheral area to existing commercial operations.

Despite the scale and mass of the warehouses of the CCW Services operating area, this area and the Site forms a discrete parcel within the Settlement Gap. It is bound by the mature woodland block to the east and north, which is an additional layer separating the Site from Botley settlement, besides the fields adjacent to the settlement edge. The Site has an existing relationship with the built form of the wider CCW Services. Despite part of the Site is a grassland, it does not connect physically with the fields outside the Site and bound by the busy Broad Oak road / A334.

The electric cables and pylons sweep across the Site forming a low key visual detractor crossing the Site.

Value: Medium - Low

5.0

BASELINE CONDITIONS

4.4 INTERNAL VISUAL SURVEY

A visual inspection of the Site was conducted on the 10th March 2022.

As set out earlier, the Site can be broadly divided into three areas:

- Northern Parcel, currently parked with lorries, ambulances and temporary stacks of pallets;
- Southern Parcel, currently laid to grass;
- Western Parcel, currently a tarmac access into the Site and the wider CCW Services operational areas.

The Site conditions are reflected in the drone footage photos (taken in March 2022) shown in the following pages.

LEGEND

- SITE BOUNDARY
- 21

VIEWPOINT LOCATION



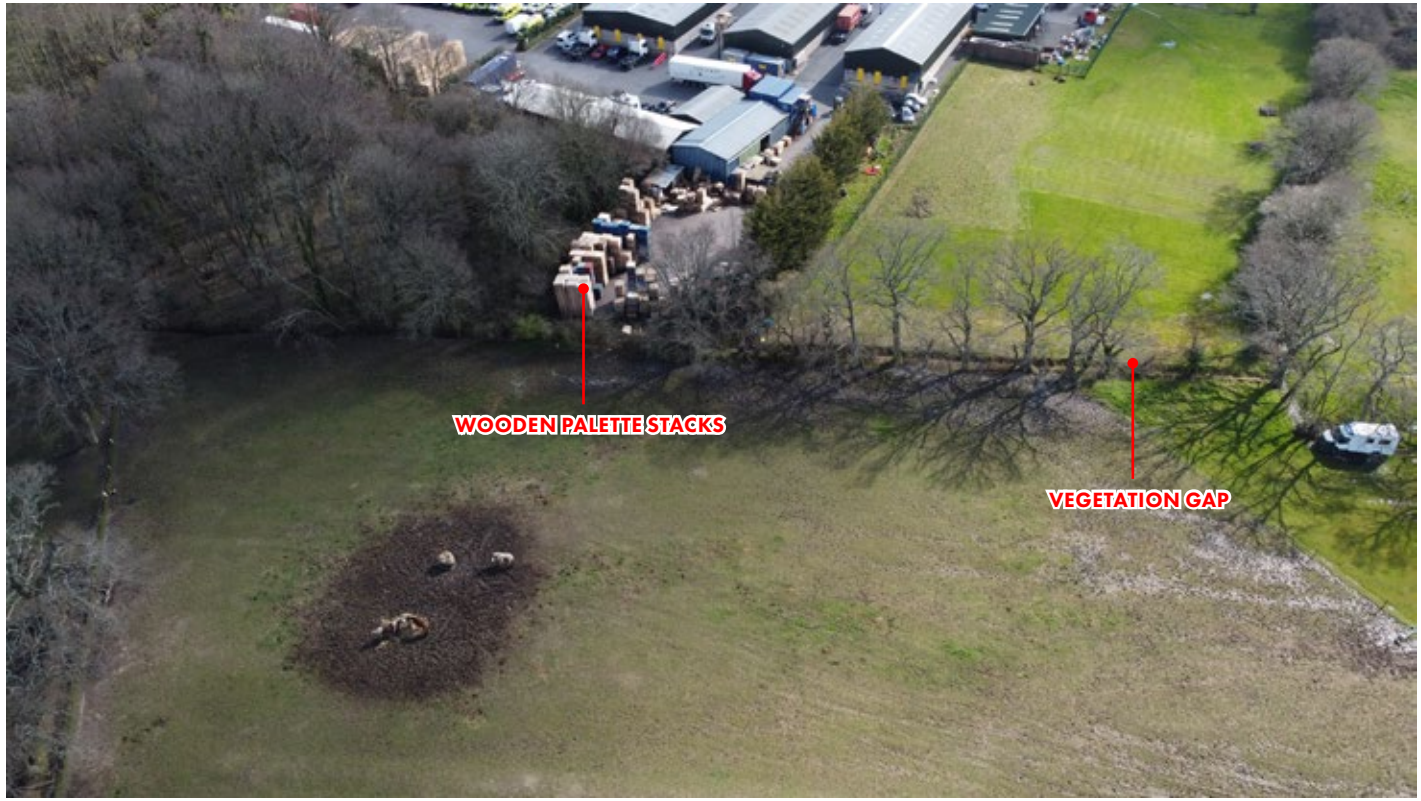
FIGURE 4.7 – AERIAL PHOTO ILLUSTRATES THE EXISTING SITE CONDITIONS AND THE INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2022)



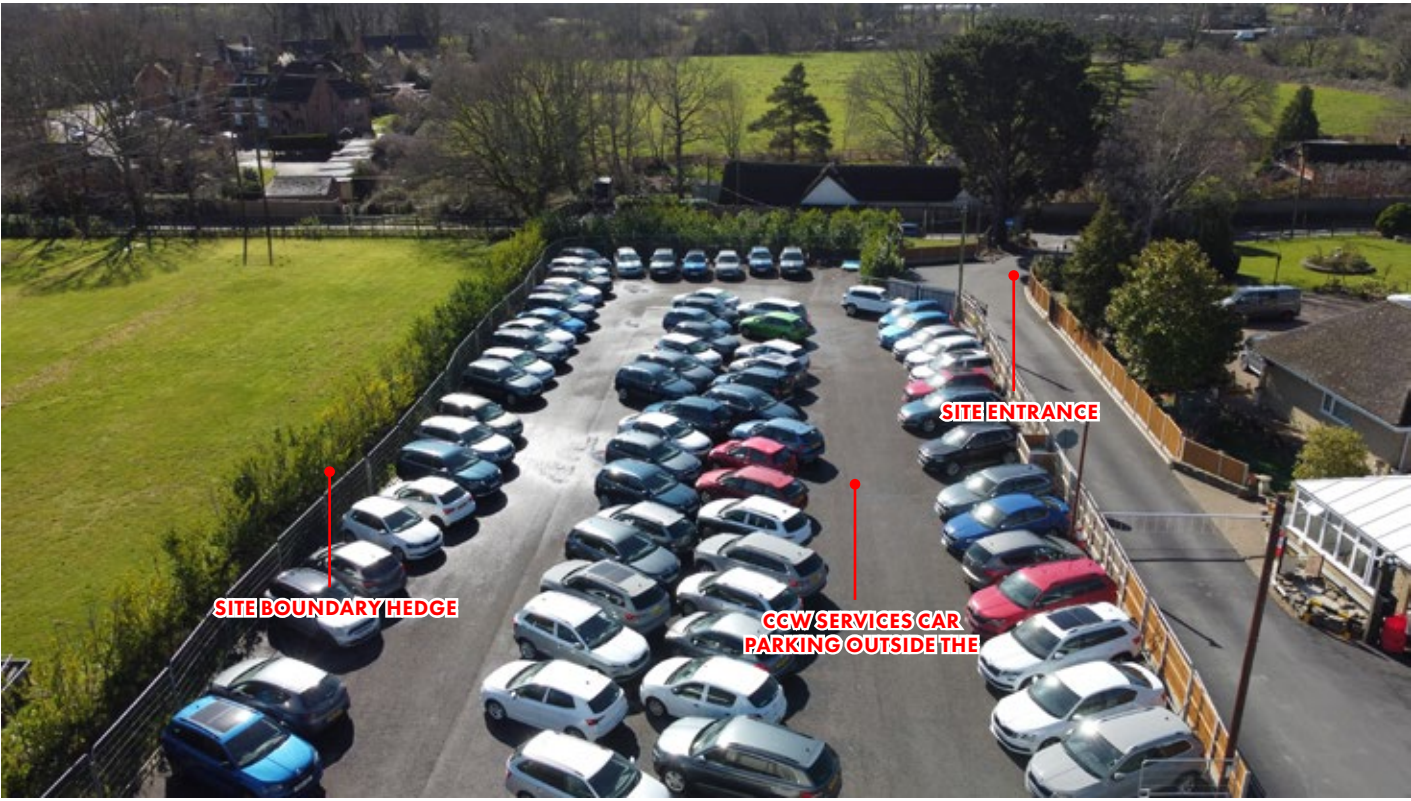
DRONE PHOTOGRAPH A
VIEW TAKEN FROM THE CENTRE SECTION OF THE WIDER CCW SERVICES LOOKING NORTH SHOWING THE CONTEXTUAL ELEMENTS OF THE SITE COVERING THE EXISTING WAREHOUSES AND THE FIELD TO THE IMMEDIATE NORTH-WEST WITHIN THE WIDER CCW OWNERSHIP.



DRONE PHOTOGRAPH B
VIEW TAKEN FROM THE NORTHERN CORNER OF THE WIDER CCW SERVICES LOOKING NORTH-WEST SHOWING THE CONTEXTUAL ELEMENTS TO THE NORTH OF THE SITE, INCLUDING THE HILLIER GARDEN CENTRE, WOODHOUSE LANE AND THE FIELDS.



DRONE PHOTOGRAPH C
VIEW TAKEN FROM THE FIELD TO THE NORTH OF THE WIDER CCW SERVICE LOOKING SOUTHWARD, SHOWING THE EXISTING WAREHOUSES AND THE INTERMITTENT FIELD BOUNDARY VEGETATION.



DRONE PHOTOGRAPH D
VIEW TAKEN FROM THE CENTRE SECTION OF THE WIDER CCW SERVICES LOOKING SOUTHWARD, SHOWING THE EXISTING CCW SERVICES CAR PARK OUTSIDE THE SITE, THE LAUREL HEDGE ALONG THE SOUTHERN SECTION OF THE SITE, THE SITE ACCESS AND THE GUARD HOUSE.



PHOTOGRAPH – VIEWPOINT S1

VIEW LOOKING EAST FROM THE CURRENT VEHICULAR ENTRANCE OF THE SITE IN THE NORTHERN PART OF THE SITE. THE TEMPORARY WOODEN PALLETS STACK ALONG THE NORTHERN EDGE OF THE SITE. LORRIES AND AMBULANCES ARE PARKED ALONG THE EASTERN AND SOUTH EASTERN EDGE OF THE SITE ON TARMAC SURFACE. VIEWS LOOKING OUT FROM THE SITE ARE LIMITED TO ITS WOODLAND TREEBELT TO THE IMMEDIATE NORTH-EAST.



PHOTOGRAPH – VIEWPOINT S2

VIEW LOOKING NORTH FROM THE NORTHERN EDGE AT THE NORTHERN PARCEL. VIEWS OF THE FIELD TO THE IMMEDIATE NORTH OF THE SITE OCCUR, THROUGH THE VEGETATION GAP AROUND THE PYLON, BUT ALSO ENCLOSED BY THE FIELD BOUNDARY TREEBELT HENCE LIMITING VIEWS LOOKING FURTHER NORTH. THE PYLONS ARE DETRACTORS IN THIS VIEW.



PHOTOGRAPH – VIEWPOINT S3

VIEW LOOKING SOUTH-WEST FROM THE EDGE OF THE NORTHERN PARCEL. THE GRASSLAND OF THE SOUTHERN PARCEL FORMS THE FOREGROUND IN THIS VIEW. THE RESIDENTIAL DWELLINGS ALONG BROAD OAK / A334 ARE APPARENT. THE PYLONS AND CABLES SWEEP ACROSS THE SITE IN THE NORTH TO SOUTH DIRECTION. THE VEGETATED SLOPE ALONG THE WESTERN EDGE OF THE SOUTHERN PARCEL PROVIDES A GREEN INTERFACE AGAINST THE MUTED WAREHOUSE. FIR TREE FARM IN THE DISTANCE IS DISCERNIBLE THROUGH THE LAYERS OF WINTER VEGETATION.



PHOTOGRAPH – VIEWPOINT S4
VIEW LOOKING SOUTH-EAST FROM THE NORTH WESTERN CORNER OF THE SOUTHERN PARCEL. THE GRASSLAND FORMS THE FOREGROUND IN THIS VIEW. THE SKODA DEALERSHIP BUILDING AND THE RESIDENTIAL DWELLINGS ALONG BROAD OAK / A334 ARE APPARENT BEHIND THE INTERMITTENT VEGETATION. THE PYLONS SWEEP ACROSS THE SITE FROM NORTH TO SOUTH DIRECTION. FIR TREE FARM IS DISCERNIBLE THROUGH THE LAYERS OF WINTER VEGETATION.



PHOTOGRAPH – VIEWPOINT S5
VIEW LOOKING NORTH FROM THE SOUTHERN PARCEL. THE GRASS BUNDS ARE APPARENT PREDOMINANTLY PROVIDING A GREEN SCREEN TO THE PARKED AMBULANCES AND THE LORRIES. PYLONS ARE APPARENT IN THIS VIEW FRAMED BY THE WOODLAND TREEBELT AT BOTH SIDES.



PHOTOGRAPH – VIEWPOINT S6
VIEW LOOKING SOUTH FROM THE NORTHERN CORNER OF THE WESTERN PARCEL. THE VEGETATED BUND RESTRICTED VIEWS LOOKING INTO THE NORTHERN PARCEL. THE EXISTING WAREHOUSE IS APPARENT IN THIS VIEW.



PHOTOGRAPH – VIEWPOINT S7
VIEW LOOKING SOUTH ADJACENT TO THE SECURITY GUARD HOUSE. THE SITE ENTRANCE AND BROAD OAK / A334 ARE OBSCURED IN THIS VIEW DUE TO THE SLOPING LANDFORM AT THE ENTRANCE AND THE MATURE TREES AND THE TIMBER FENCING.



PHOTOGRAPH – VIEWPOINT S8
VIEW LOOKING NORTH-EAST FROM THE SITE ENTRANCE. THE AMENITY AND CHARACTER OF THIS VIEW COMPRISE THE BROADWAY FARM RESIDENTIAL DWELLING TO THE LEFT, AND WOODEN FENCING, TOGETHER WITH THE EVERGREEN HEDGES ON TOP OF THE BUND WHICH TOGETHER LIMITS VIEWS LOOKING INTO THE CCW SERVICES CAR PARK. VIEWS TO THE REST OF THE SITE ARE OBSCURED IN THIS VIEW.



PHOTOGRAPH – VIEWPOINT S9
VIEW LOOKING EAST FROM THE OPERATIONAL AREA OF BROADWAY FARM INTO THE SITE'S NORTHERN PARCEL. THE WAREHOUSES AND LORRIES FORM THE FOREGROUND. THIS VIEW IS ENCLOSED BY THE WOODLAND BELT TO THE NORTH AND EAST OF THE SITE, RESTRICTING VIEWS OUT OF THE SITE.



PHOTOGRAPH – VIEWPOINT S10
 VIEW LOOKING NORTH FROM THE SOUTH EASTERN CORNER OF BROADWAY FARM. THE CHARACTER AND AMENITY OF THE VIEW COMPRISE WAREHOUSES, RESIDENTIAL DWELLINGS AND THE WOODLAND TREEBELT WRAPPING FROM THE EAST TO THE NORTH. THE PYLONS SWEEP ACROSS THE SITE.



PHOTOGRAPH – VIEWPOINT S11
 VIEW LOOKING NORTH FROM THE NORTHERN EDGE OF BROADWAY FARM. OPEN VIEWS OF THE ADJACENT FIELD OCCUR, THROUGH THE BOUNDARY VEGETATION. GLIMPSE VIEWS OF THE BUILT FORM, INCLUDING SOME INDIVIDUAL DWELLINGS AND THE CAR WASH FACILITIES ALONG WOODHOUSE LANE OCCUR.

5.0

VISUAL ASSESSMENT

5.1 INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 10th March 2022.

The ZTVI plan shown opposite (Figure 5.1) illustrates the Zone of Theoretical Visual Influence. A building of 7m in height maximum in the location of the proposed warehouse. The viewshed is based on the topographical context, without taking into account the screening effects of vegetation and built form. In reality, the Site is naturally well contained by virtue of the surrounding woodland treebelt and the built form.

The plan then follow the ZTVI show the actual visual summary of the existing Site from the immediate environs. The photographs 1-17 then describe each of these views.

The photographs have been taken in line with the Landscape Institute’s Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019), using a 35mm Focal Length Lens.

The Landscape Institute’s Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of this LVAIS.

LEGEND



 APPLICATION SITE BOUNDARY



 ZONE OF VISUAL INFLUENCE OF A 7M TALL BUILDING ON SITE



 SETTLEMENT GAP

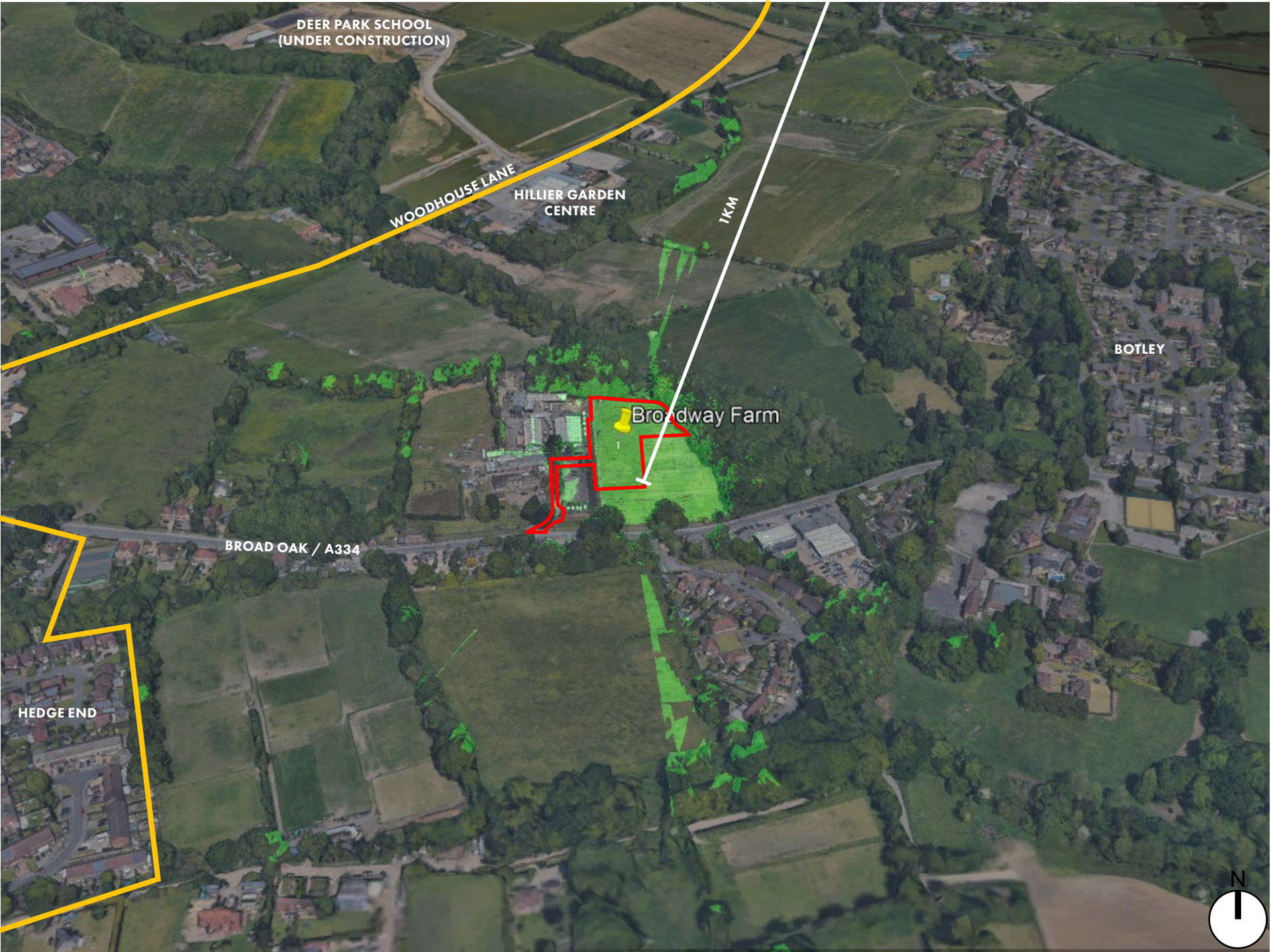


FIGURE 5.1 – PLAN SHOWING ZONE OF THEORETICAL VISUAL INFLUENCE (GOOGLE EARTH IMAGE, 2022)