

BROADWAY FARM, BROAD OAK, BOTLEY, HAMPSHIRE

LANDSCAPE AND VISUAL APPRAISAL WITH IMPACT STATEMENT
APRIL 2022

ISSUE SHEET

JOB NAME: BROADWAY FARM, BROAD OAK, BOTLEY
JOB NUMBER: D3150
CLIENT: CCW SERVICES LTD

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
00	12.04.2022	INTERNAL REVIEW	NY	LS	LS
00	14.04.2022	DRAFT ISSUE TO CLIENT TEAM	NY	LS	LS
01	19.04.2022	INTERNAL REVIEW	NY	AS	AS
02	22.04.2022	DRAFT SUBMISSION TO CLIENT TEAM REVIEW	NY	AS	AS
03	28.04.2022	FINAL DRAFT SUBMISSION TO CLIENT TEAM REVIEW	NY	AS	AS

CONTENTS

1.0	Executive Summary	5	7.0	Additional Mitigation Measures	55	APPENDIX 1	
			7.1	Introduction	55	fabrik LVIA Methodology	
2.0	Introduction	8	7.2	During Site Enabling and Construction Phase	55		
2.1	Introduction	8	7.3	During Operation	55	APPENDIX 2	
2.2	Desktop Research	8	7.4	Height and Massing	55	A3 Versions of photomontages and key representative viewpoints photos	
2.3	Field Work	8	7.5	Trees and Vegetation	55		
3.0	Landscape Planning Context	9	7.6	Materials	55		
3.1	Landscape, Ecological and Heritage Designations	9	7.7	Lighting	55		
3.2	Policies	9	8.0	Limitations and Assumptions	56		
3.3	Guidance Documents	14	9.0	Statement of Effects	57		
4.0	Baseline Conditions	20	9.1	Introduction	57		
4.1	Landscape Character Context	20	9.2	Effects on Landscape Receptors	57		
4.2	Contextual Landscape Elements	23	9.3	Effects on Visual Receptors	58		
4.3	Site Description	28	10.0	Appraisal against Landscape Policy and Landscape Character	60		
5.4	Internal Visual Survey	30	10.1	Introduction	60		
5.0	Visual Assessment	37	10.2	National Policy & Guidance	60		
5.1	Introduction	37	10.3	Local Plan Policy and Guidance	60		
5.2	Visual Summary	37	10.4	Landscape Policy	60		
6.0	Landscape Masterplan	49	10.5	Landscape Character Appraisal	61		
6.1	Description of The Proposed Development	49	11.0	Conclusions	62		
6.2	Landscape Mitigation Measures	49					
6.3	Photomontages	51					



1.0

EXECUTIVE SUMMARY

fabrik Chartered Landscape Architects have been appointed by CCW Services Ltd of Broadway Farm, Broad Oak, Botley to carry out a Landscape and Visual Appraisal with Impact Statement (LVAIS) of the Site associated with the proposed warehouse and an ambulance parking area and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development. This application also aims to provide landscape betterment to the landscape relative to concealing the existing development within the wider ownership of CCW Services.

The methodology for the LVAIS is based on the ‘Guidelines for Landscape and Visual Impact Assessment’ (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013) and has been agreed with the Landscape Officer for Eastleigh Borough Council.

The Site lies within the designated Settlement Gap between Hedge End and Botley, Hampshire in the Eastleigh Local Plan (2016 - 2036). It is not covered by any other landscape designation at the national, regional or local level, nor does it lie within a protected viewing corridor protected by policy. The Site is bound by a deciduous woodland treebelt (also designated at SINC) to the north and east, Broad Oak road / A334 with residential dwellings to the south, warehouses and commercial operational ground to the west. A small ‘gap’ in the northern woodland block occurs due to the electric power cables.

The existing operation of the wider CCW Services is well contained by the surrounding vegetation. Views looking out from the Site to the east are limited to the immediate woodland treebelt to the north and east of the Site; glimpsed and partial views of the fields to the immediate north of the Site occur through the vegetation gap underneath the overhead pylons; views looking out from the Site to the west are limited to the existing warehouse and the built form within the wider operational area of CCW Services its associated dwellings; views looking out from the Site to the south comprise the residential dwellings along Broad Oak / A334, the commercial property for Skoda Dealership and the Fir Tree Farm House at a distance, filtered through the winter vegetation.

Views looking into the Site are limited to the residential receptors and transient receptors from Broad Oak road / A334 and Bridleway 026/17/2 to the south of the Site. However, dwellings along Broad Oak road / A334 often side onto the road, therefore, views of the Site are predicted to be associated with predominantly bedrooms. Those views are often partial and filtered through the winter vegetation. Partial and glimpsed views of the existing operational area and the warehouses of the wider CCW Services occur in the southern portion of Woodhouse Lane, where road side vegetation is absent.

In policy terms, the Inspector’s Final Report concluded that the Eastleigh Borough Local Plan (2016-2036) is sound, legally compliant and capable of adoption. However, the Eastleigh Borough Local Plan Review (2001-2011) is still the official adopted local plan under the Eastleigh Council’s website.

Hearing sessions were carried out in 2021 in relation to the Eastleigh Borough Local Plan (2016-2036). The Planning Inspector has identified a number of Main Modifications, including the Settlement Gap and set out the criteria of development within the Gap as follows:

- *Development within a Settlement Gap as set out in the Policies Map will be permitted provided that:*
 - a. *it would not diminish the physical extent and/or visual separation of settlements; and*
 - b. *it would not have an urbanising effect detrimental to:*
 - i. *The character of the countryside; or*
 - ii. *The separate identity of the adjoining settlements.”*

Furthermore, the Site lies within the Settlement Gap 7 - Hedge End and Botley within the Eastleigh Borough Council Countryside Gaps Background Paper (June 2018) as part of the Local Plan examination documents, but it does not lie in the narrowest part of the Gap. The paper describes that: “*The gap between settlements is very fragile as experienced from Broad Oak/A334 and would be seriously undermined by intensification of the existing development immediately adjoining this road corridor, or the removal of associated mature tree cover*”. It concluded that: “*the most vulnerable parts of the gap between the two settlements are the land north and south of the Broad Oak/A334 corridor...Any intensification of built development along the Broad Oak/A334 corridor should be resisted.*”

The sequence of views experienced moving between the settlements within the Settlement Gap on the north side of Broad Oak road / A334 comprises fields, individual dwellings, commercial premises of CCW Services, woodland and fields beyond to the north. Therefore the gap in this location is not a continuous area of countryside free from domestic and commercial visual influences.

Similarly, the sequence of views experienced on the south side of Broad Oak road / A334 comprises a line of individual residential dwellings and fields beyond to the south. Therefore the Settlement Gap on the south side of the road is not continuous countryside free from development.

On its own the Site does not perform a significant visual role in the gap, as demonstrated in the visual assessment, views of the Site are limited and visible in the context of the neighbouring warehouses.

The Site also lies within the Gap Analysis Area I - Botley, Hedge End & Boorley Green and sub-area 16 in the Eastleigh Borough Settlement Gap Study (October 2020).

Area 16 is assessed as fulfilling all the criteria of the functions of the Gap, however, the Site itself, has minimal contribution to that, considering the following:

- The Site is significantly enclosed by woodland and existing built form, therefore, it does not contribute to preserving the open nature of the Gap. Furthermore, the proposed development is located in an area that is well contained visually due to the combination of intervening landform, built form or vegetation.
- The sense of separation between the two settlements are defined by its built edge, woodland blocks and landform. The Site does not lie adjacent to the settlement edge, and is readily separated by the woodland block to the north and east, built form to the west and road network to the south. Therefore, the Site does not contribute significantly to maintaining the sense of separation between settlements.

- The proposed built form will intensify the commercial character in the part of the Gap. However, the proposed treebelt and vegetation within the Site and the wider land ownership areas of CCW Services will positively enhance the landscape character in the localised area. Therefore, the proposal contributes to defining the settlement character as the proposals will in time conceal both the existing and proposed built form and associated operations.
- As there is limited intervisibility between the Site and the settlement edges of Hedge End and Botley, the proposals will not contribute to any risk of actual or perceived settlement coalescence.
- Similar to the above, the Site lies in the centre of the Gap and is bound by the physical attributes surrounding the Site. Therefore, the land on its own plays little role in separation of the settlements.

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 and does not connect physically with the fields outside the Site.

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.

With the development in place, the distinct character and amenity of this part of the physical Gap between Hedge End and Botley will remain; retaining the sequence of fields, dwellings, commercial, fields, woodland and therefore all of the current elements of the gap and 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 there will be additional built form 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 proposed warehouse and the parked vehicles are anticipated to be screened from the settlement edge of Hedge End, along Woodhouse Lane, due to the dense woodland block to the north and east of the Site. The proposed individual trees along the northern edge of CCW Services, which will gap up the vegetation gaps and hence provide a visual enhancement in the view in the long term, whereby the maturation of the proposed planting will effectively conceal the existing built form and storage areas in views from this direction. Views of the proposed treebelt and understorey whip planting along the southern edge of the CCW Services will be visible along Broad Oak road / A334, the thoroughfare between the settlement of Hedge End and Botley, which will improve the character and amenity in this localised area. Therefore, with the development in place, the character and amenity of the perceived Gap between Hedge End and Botley will not be altered. The existing elements will remain, including the fields, the individual residential dwellings and the commercial premises. The visual separation between the two will continue to be retained and improved by the proposed treebelt vegetation in time.

1.0

EXECUTIVE SUMMARY

In policy terms, the proposed development will not diminish the existing sense of visual separation of settlements. Whilst there are buildings present within the gap, there is limited intervisibility between the existing settlement edges. 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 retain 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 physical and visual enhancement to the landscape and minimise the impact of the existing buildings and operations within the wider land ownership.

The proposed built form is set back from Broad Oak road / A334 to the south and visually concealed by the existing woodland block to the north and east, the existing warehouses to the west. Therefore, the visual separation identity of Hedge End and Botley will remain unaltered.

In conclusion, it is considered that the Site is readily influenced by the adjacent built form. A sensitive approach to the location and use of façade materials for the warehouse and the proposed treebelt planting to the northern edge of the Site and the southern edge of CCW Services land ownership, will create a positive response to the Gap and assist to conceal both the existing and proposed developments and provide landscape and visual betterment from the baseline situation overall. Furthermore, the proposed vegetation will not alter the visual, perceptual and physical coalescence of the two settlements.



FIGURE 2.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE SITE (FABRIK, 2022)

2.0

INTRODUCTION

2.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by CCW Services Ltd of Broadway Farm, Broad Oak, Botley to carry out a Landscape and Visual Appraisal with Impact Statement (LVAIS) of the Site associated with the proposed warehouse and an ambulance parking area and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development. This application also aims to provide landscape betterment to the landscape relative to concealing the existing development within the wider ownership of CCW Services.

This LVAIS sets out landscape policy specifically focusing on the Settlement Gap (together with any related policy on ecological and heritage assets) and any supporting guidance documents / informatives and then goes on to describe the constituent baseline landscape elements (the existing geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced) which together inform landscape character, landscape condition and value. The LVAIS then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and the visual amenity). Any mitigation measures and assumptions which have informed the assessment of effects are set out after the description of the proposed development. The effects of the proposed development are then considered against each of the landscape and visual receptors relative to the operational stage of the project. The penultimate section of this LVAIS comprises a landscape policy assessment.

The location of the Site is shown on the plan opposite. The red line area extends to 0.52 ha.

The methodology for the LVAIS is based on the ‘Guidelines for Landscape and Visual Impact Assessment’ (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at Appendix 1 and has been agreed with Eastleigh Borough Council Landscape Officer.

2.2 DESKTOP RESEARCH

The desktop survey carried out as part of the LVAIS included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visual Influence (ZTVI) as determined by the initial desk study and verified in the field and therefore extends to 1km from the centre of the Site.

The desk top assessment also identifies any likely changes to the current baseline situation which are likely to be in place prior to the proposed development proceeding.

2.3 FIELD WORK

The field work was carried out in January and March 2022 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element includes a photographic survey of the Site taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around the Site. The weather conditions and camera lense were also recorded.

3.0

LANDSCAPE PLANNING CONTEXT

3.1

LANDSCAPE, ECOLOGICAL AND HERITAGE DESIGNATIONS

3.1.1

DESIGNATIONS

The Site lies within the Countryside between Hedge End and Botley, Hampshire and within the designated Settlement Gap identified at the Eastleigh Local Plan (2016 - 2036). The Site is not covered by any other landscape designation at the national, regional or local level, nor does it lie within a protected viewing corridor protected by policy.

The woodland treebelt abutting the eastern and northern boundaries of the Site is designated as Site of Importance for Nature Conservation (SINC).

There are several Site of Importance for Nature Conservation (SINC) spreading across the study area, including the following:

- Bottom Copse, to the north-west of the study area
- Manor Farm, to the south of the study area;
- Newhouse Farm Woodland & Swamp, to the north-east of the study area;
- Botley Mill Woodland, to the east of the study area;
- Pudbrook Lake, to the south-east of the study area;

The area to the east of the woodland treebelt is designated as Historic Park and Garden in the Historic England website. It comprises four separate residences – Holmesland, The Old Coach House, Holmesland Farm and Holmesland Cottage, with lawn, shrubs, small lake with lime avenue and shelter belt trees to the east. Similarly, Botleigh Grange Hotel, lies to the west of the Gap, built in the 17th century, is also designated as Historic Park and Garden. However, both of them are privately owned and not accessibly by the public, except access to the hotel.

There are four Ancient Woodlands within the study area, including the following:

- Bottom Copse, to the north-west of the study area;
- Wangfield Lodge Copse, to the north-east of the study area;
- Gould Copse, to the south of the study area;
- Trullmill / Pinkmead Copses, to the south-east of the study area.

Solent and Southampton Water RAMSAR lies to the south-east of the study area.

Refer to Figure 3.1 - Landscape landscape related designation map.

3.1.2

HISTORIC AND CULTURAL LANDSCAPE

The Site lies between the Gap between the settlements of Hedge End and Botley.

Hedge End is a town situated to the east of the City of Southampton. The original settlement is believed to get its name from a farm at the end of a hedge on a road from Botley. The original hamlet of Hedge End first established in Botley Common, which is

at the bottom of a hill. It rises up to Netley Common, where is rich with natural streams and springs. The development of two new roads (Northam Road and St. Johns Road) in the 17th and 18th century and the M27 motorway in the 20th century facilitated the expansion of Hedge End, with business parks and superstores.

Upper Northam Road and St. Johns Road were part of the operational routes for the flow of military vehicles during World War II, as Hedge End was on the outermost edge of a huge marshalling site set up in Hampshire by the military, where some of the Southampton citizens rented accommodation or sought shelters leading up to D-Day.

In Hedge End, carnivals take place annually on the first Saturday of July since 1921. The original intention was to raise money to pay for the services of a nurse, there were no medical facilities locally at that time.

Botley is a historic Saxon village, which received its market charter from Henry III in 1267. It lies on the upper banks of River Hamble, a picturesque coast of the Solent. The Romans built a road from Chichester to Southampton, Botley was a natural crossing point by the River Hamble leading to Southampton. Gradually it became a settlement, which could be dated back to the 10th century. Botley has possessed a place of worship for at least nine hundred years. James Warner, Lord of the manor of Botley provided the land to build the All Saints Church in the 1830s.

Botley Conservation Area lies to the east and south-east of the study area. It was originally designated in 1975 but formally adopted by Eastleigh Borough Council in 2005. William Cobbett, a journalist and political writer, in the 1800s, described Botley as *‘the most delightful village in the world’*.

3.1.3

ROAD CORRIDOR AND PUBLIC RIGHTS OF WAY CONTEXT

The key transport corridors within the study area are Broad Oak road / A334 to the immediate south of the Site, which is the main thoroughfare from Botley to Hedge End, with residential dwellings and commercial premises each side of the road; Holmesland Lane and Brook Lane to the east of the study area, together with the residential built form along these corridors, form the physical boundary of Botley.

Similarly, Woodhouse Lane to the north-west of the Site, together with the intermittent commercial and residential built form along the road, form the physical boundary of Hedge End.

Public Rights of Way primarily spread across the north-eastern, eastern and southern sections of the study area and are either Footpaths or Bridleways, connecting the settlements of Hedge End, Botley and Botley Green to the north of the railway, or leading to the main road network, such as Broad Oak road / A334 and Winchester Street.

There is no long distance route nor national trail crossing the study area.

Refer to Figure 3.2 - Public Rights of Way Map.

3.1.4

FUTURE DEVELOPMENT

Refer to the extracted draft Local Plan (2016-2036) shown in Figure 3.4 in the following pages.

A new road (Policy BO3, shown in purple dotted line in Figure 3.4) is in the process of being implemented along Woodhouse Lane. It connects the two allocated housing sites (Policy S3, shown in orange) and an employment site (Policy WE2, shown in blue hatch), crossing the current Settlement Gap between Botley and Hedge End. On completion of these allocated developments, further physical attributes of the Settlement Gap will be intensified by more built form.

3.2

POLICIES

3.2.1

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The July 2021 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the proposed development and this LVAIS.

Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change...”*

Section 12 sets out the requirements for achieving well-designed places. Para 130 states that: *“Planning policies and decisions should ensure that developments:*

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.”*

Para 131 deals with trees and states that: *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure...that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.*

Section 15 deals with conserving and enhancing the natural environment. Para 174 states that: *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

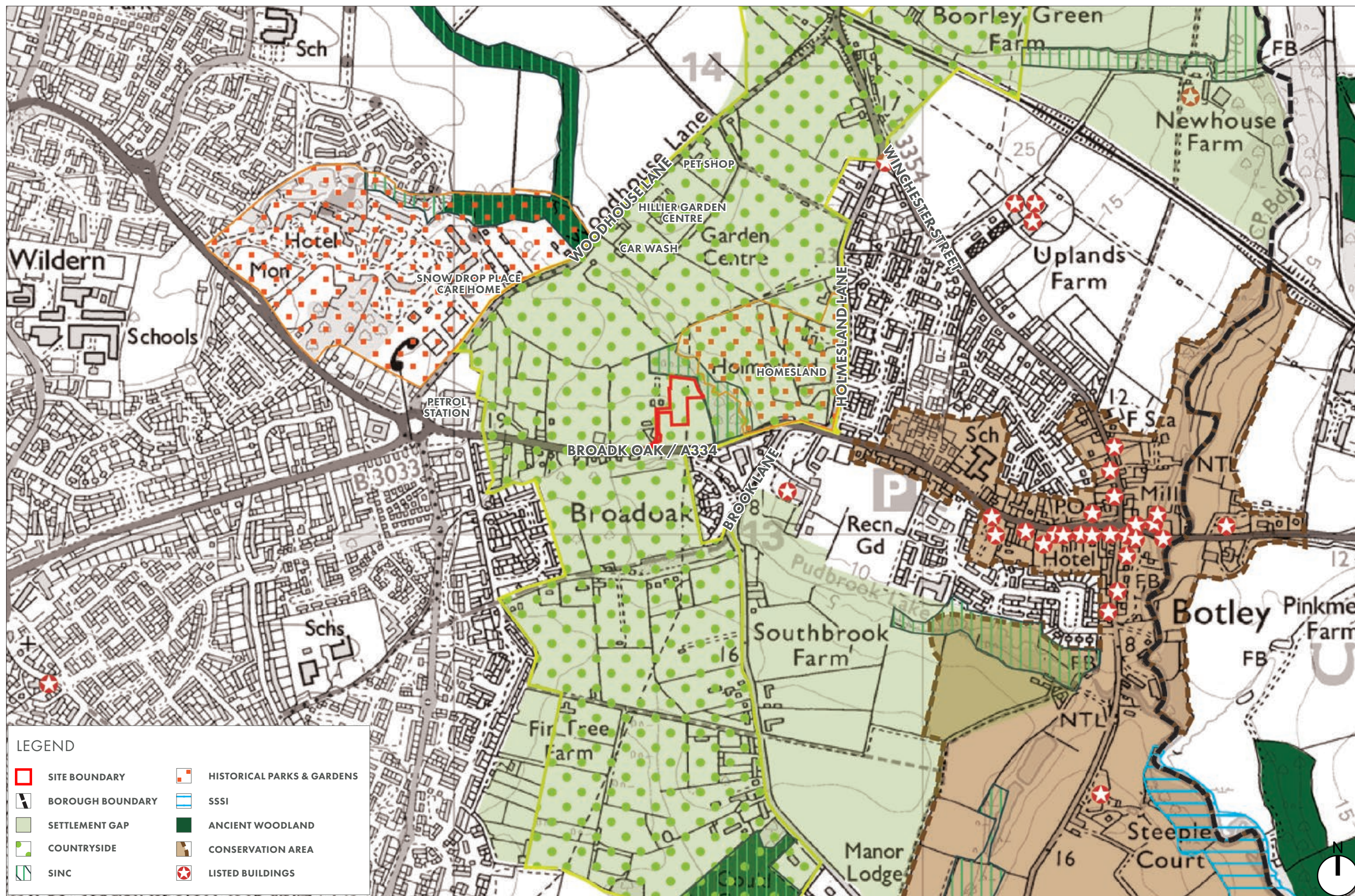


FIGURE 3.1 – LOCAL LANDSCAPE RELATED DESIGNATIONS (FABRIK, 2022)

4.0

LANDSCAPE PLANNING CONTEXT

3.2

POLICIES

3.2.1

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (CONTINUED)

a) protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the nest and most versatile agricultural land, and of trees and woodland.”

With regard to the sub-section on ground conditions and pollution, para 185 states that: “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) Identify an protect tranquil areas which have remaining relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;
- c) Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Section 16 deals with conserving and enhancing the historic environment. Para 199 states that: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”

Para 200 states that: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks and gardens, should be exceptional...”

3.2.2

PLANNING PRACTICE GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVAIS as set out below.

Climate change is considered in Section ID 6-001-20140306 (Revision date :15 March 2019). Paragraph 001 states that: ‘local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development. Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and

decision-taking’.

Guidance on the natural environment is set out within Section ID 8-20190721 (Revision date: 21 July 2019). Paragraph 029 relates to trees and woodlands, and states that: ‘Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential’.

Guidance on the historic environment is set out at Section ID 18a-20190723 (Revision Date: 23 July 2019). Paragraph 036 of this section considers landscape and identifies that: ‘The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence...The cumulative impacts of development on the landscape need to be considered carefully’.

The guidance on design is set out at Section ID: 26-20191001 (Revision date 1 October 2019). Paragraph 001 under this section reiterates paragraph 130 of the NPPF and identifies that: ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development’..

3.2.3

NATIONAL DESIGN GUIDE

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Paragraph 20 sets out the components of good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 35 as follows:

- ‘Context - enhances the surroundings.
- Identity - attractive and distinctive.
- Built form - a coherent pattern of development.
- Movement - accessible and easy to move around.
- Nature - enhanced and optimised.
- Public spaces - safe, social and inclusive.
- Uses - mixed and integrated.
- Homes and buildings - functional, healthy and sustainable.
- Resources - efficient and resilient.
- Lifespan - made to last’.

3.2.5

LOCAL

The relevant development plan policies are set out within the following documents:

- Eastleigh Borough Local Plan Review (2001-2011)
- Eastleigh Borough Local Plan (2016 - 2036)
- Eastleigh Borough Local Plan (2016 - 2036) Schedule of Main Modifications

The government’s Planning Inspector concluded that the Draft Local Plan (2011-2029) was not sound because it did not provide sufficient housing and recommended the Council produce a new Local Plan, therefore, the Local Plan (2016 - 2036) has been prepared. On 14 March 2022, the Inspector’s Final Report concluded that the Eastleigh Borough Local Plan (2016-2036) is sound, legally compliant and capable of adoption. However, the Eastleigh Borough Local Plan Review (2001-2011) is still the official adopted local plan under the Eastleigh Council’s website.

However, following the hearing sessions into the Eastleigh Borough Local Plan (2016-2036), the Planning Inspector has identified a number of Main Modifications, including the Settlement Gap and set out the criteria of development within the Gap.

Eastleigh Borough Local Plan Review (2001-2011)

The Eastleigh Borough Local Plan Review (2001-2011) was adopted on 25 May 2006 and is still the official adopted local plan. The majority of the policies are saved until the new local plan is adopted.

The Site lies within the Botley - Hedge End Settlement Gap, chapter 1 - The Countryside in this Local Plan states that: “The boundary of this gap, which was first identified in the adopted Hedge End, West End and Botley Local Plan, and it has been drawn tightly to the western edge of Botley, excluding the school and development in the vicinity of Cobbett Way. Although this does not preclude appropriate extensions to existing buildings or redevelopment it should ensure that an intensification of built form can be resisted in what is a very narrow and potentially vulnerable part of the gap.

The significance of the gap can be appreciated from several locations including Broad Oak, Brook Lane, Woodhouse Lane, Winchester Road and a number of public footpaths and bridleways which traverse the area. No changes to the boundary as identified in the adopted local plan are proposed, although its status has been changed from strategic to local gap.”

Saved Policy 3.CO Local Gaps states that: “Planning permission will only be permitted for appropriate development in a local gap, if

- i. it cannot be acceptably located elsewhere; and
- ii. it would not diminish the gap, physically or visually.”

Saved Policy 18.CO Landscape Character states that: “Development which fails to respect, or has an adverse impact on the intrinsic character of the landscape, will be refused.

Refer to Figure 3.3 - Local Plan Policy Map.

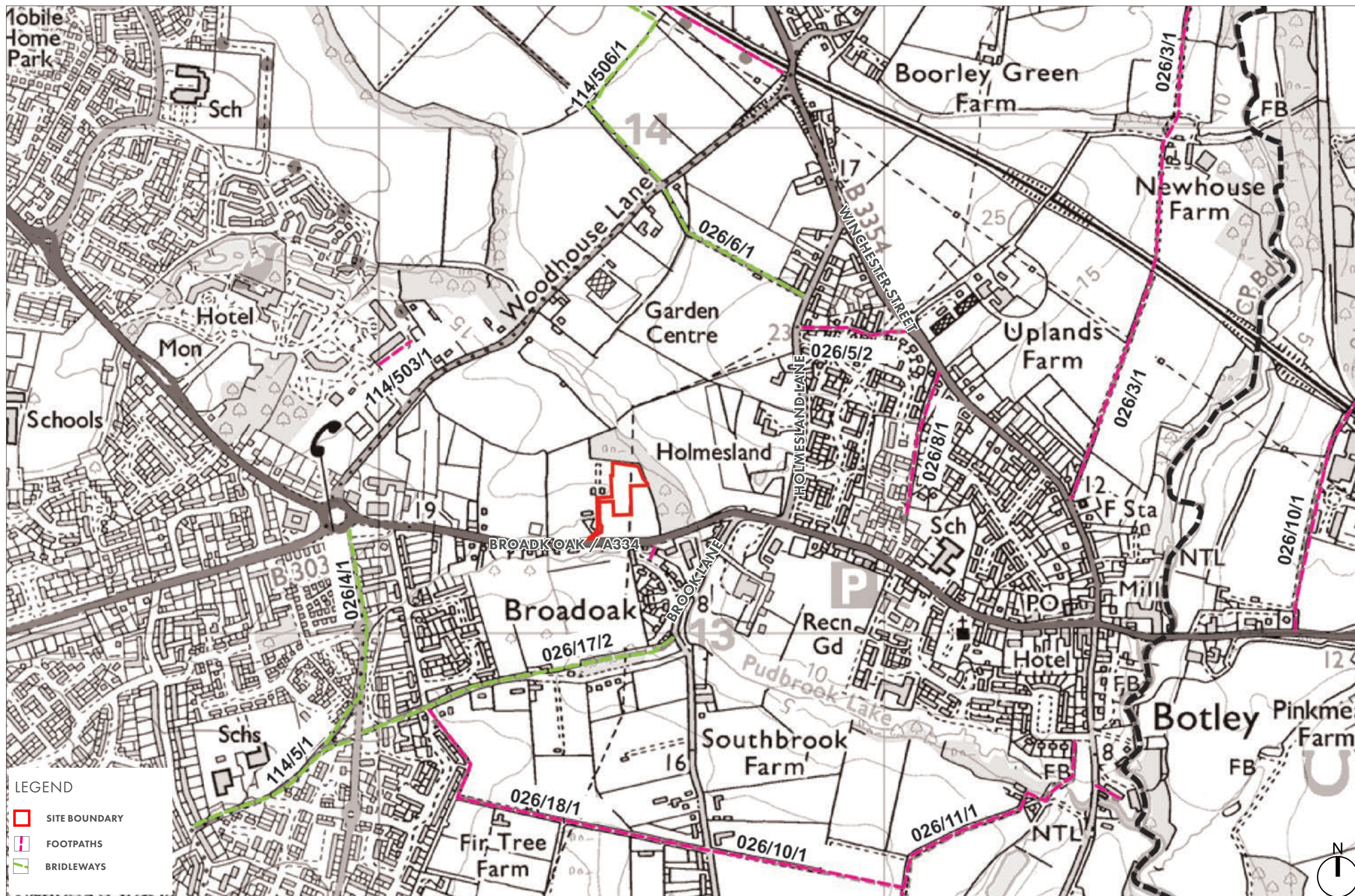


FIGURE 3.2 – PLAN SHOWING PUBLIC RIGHTS OF WAY (FABRIK, 2022)

REPRODUCED FROM ORDNANCE SURVEY DIGITAL MAP DATA © CROWN COPYRIGHT 2022. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432.

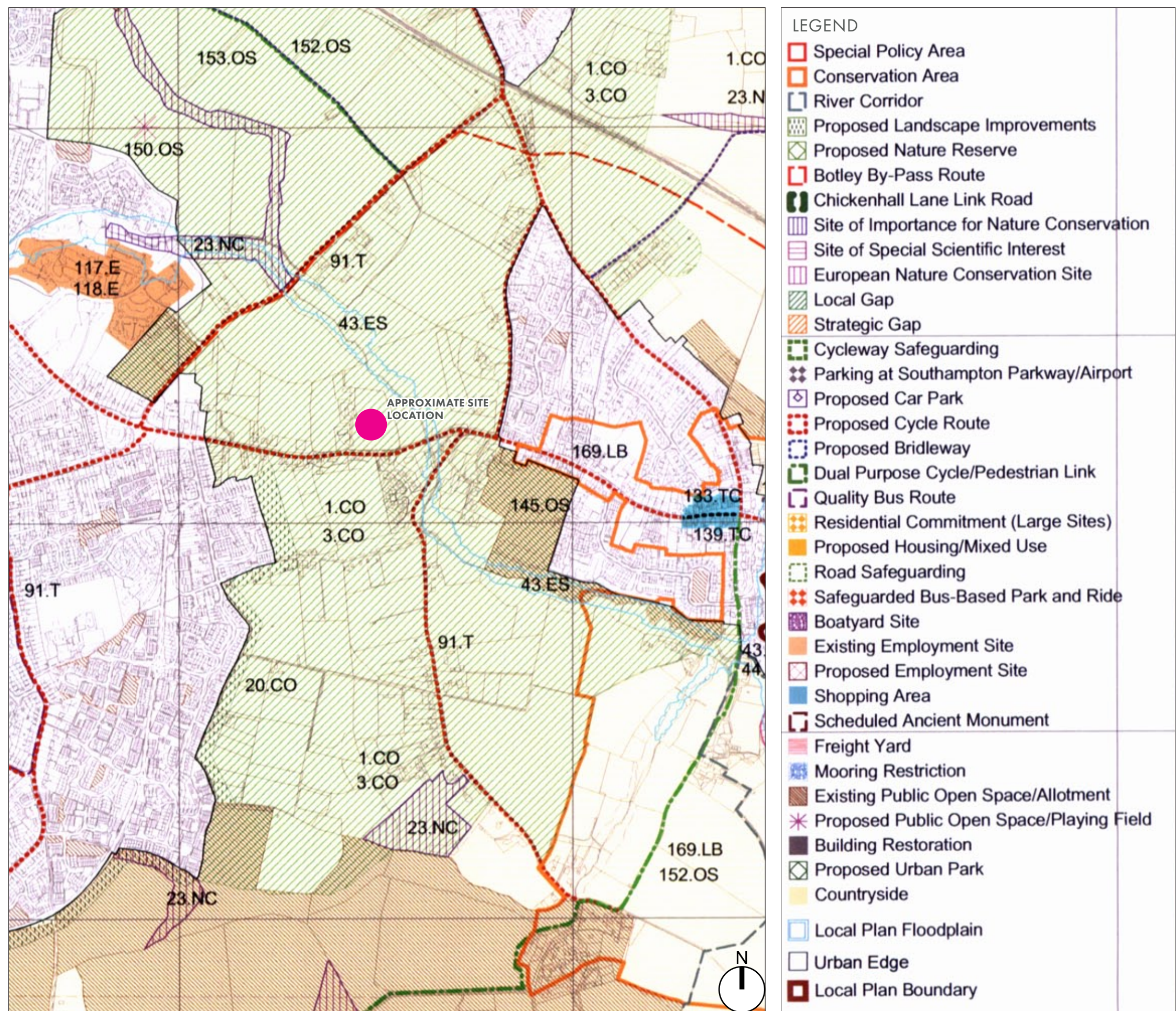


FIGURE 3.3 – LOCAL PLAN POLICY MAP, SOUTH OF EASTLEIGH (EASTLEIGH BOROUGH COUNCIL, 2001 - 2011)

4.0

LANDSCAPE PLANNING CONTEXT

3.2

POLICIES (CONTINUED)

Eastleigh Borough Local Plan (2016-2036)

Strategic policy S7, New Development in the Countryside, in permitting new development in the countryside the Borough Council will seek to:“a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, and on the biodiversity of the area...”

Strategic policy S8, Protection of Settlement Gaps states that:“In Countryside Gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also be assessed against other relevant policies but will be resisted where this approach is not met.” (Note: this is proposed to be deleted in the Eastleigh Borough Local Plan Schedule of Main Modifications. Referring to the following section for more details).

Strategic policy S10 - Green Infrastructure states that:“Through new development and other initiatives the Borough Council will seek to achieve the provision, retention and/ or enhancement of the following forms of multi-functional green infrastructure, including provision of:

i. landscape scale strategic links across the Borough boundary, to and between the Borough’s settlements, the countryside...”

Policy DM1, General criteria for New Development states that: “All new development should (as relevant):

i. not have an unacceptable impact on, and where possible should enhance:

a. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

b. biodiversity; and

c. heritage assets;

iii. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

iv. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value;

v. include a landscape scheme covering the design and layout of external space;

vi. provide fully connected green infrastructure that interlaces the development and connects into the wider network;

vii. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement...”

Policy DM11, Nature Conservation states that: “Development will not be permitted if it is likely to have a direct or indirect adverse effect on a Site of Importance for Nature Conservation (SINC) or Local Nature Reserve as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre), unless it can be demonstrated to the satisfaction of the Borough Council that:

i. the benefits of the development clearly outweigh the adverse effects on the nature conservation value of the site;

ii. the adverse impacts are unavoidable;

iii. measures are taken to mitigate or, if this is not possible, compensate for the adverse effects, such that the development will result in at least no net loss of biodiversity; and

iv. buffers free from development are provided to Locally designated sites within or adjacent to developments to alleviate recreational impact and impacts on edge habitats and to maintain dark skies.”

Eastleigh Borough Local Plan (2016-2036) Schedule of Main Modifications (May 2021)

Following the Hearing Sessions into the Eastleigh Borough Local Plan, the Planning Inspector has identified a number of Main Modifications to the Local Plan (2016-2036). Item MM27 proposed the following changes in relation to Strategic Policy S8 - Protection of Settlement Gap pertinent to this application:

- Replacing ‘countryside gap’ and ‘gap’ with ‘settlement gap’.
- Supplementing the following text: “Development within a Settlement Gap as set out in the Policies Map will be permitted provided that:
 - a. it would not diminish the physical extent and/or visual separation of settlements; and

b. it would not have an urbanising effect detrimental to:

- i. The character of the countryside; or
- ii. The separate identity of the adjoining settlements.”

- Deleting the following text: “In countryside gaps, development which physically or visually diminishes the gap, or has an urbanising effect detrimental to the openness of the gap, the character of the countryside or the separate identity of the adjoining settlements will not be permitted. Proposals for development within gaps will also

- be assessed against other relevant policies but will be resisted where this approach is not met.”
- Supplementing the following text: “Any new development within a settlement gap should not physically and/or visually diminish the gap between settlements. Any new development including the intensification or redevelopment of existing activities within gaps should seek opportunities to enhance the function of gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features, landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy S8.”

3.3

GUIDANCE DOCUMENTS

3.3.1

COUNTRYSIDE GAPS BACKGROUND PAPER (JUNE 2018)

As part of the examination documents for the Local Plan (2016 - 2036), Countryside Gaps Background Paper was published for the hearing session held on the 5th January 2021.

The Site lies within the Settlement Gap 7 - Hedge End and Botley, but does not lie in the narrowest part of the gap.

The following physical attributes were identified as supporting the definition of character and separation of settlements, with the assessment matrix for Hedge End and Botley Gap in response to each of the definitions set out the following:

- “The land lies between settlements; Assessment Matrix: Some land is not strictly between the settlements, some has planning permission for development.

- The land is predominantly undeveloped; Assessment Matrix: There is scattered development through the area and some is along the main road (Broadoak/High St), there is development approved at Sovereign Drive.

- The land is predominantly open; Assessment Matrix: More open to north, (as existing) to south buildings, trees, hedges intervene.

- The land has a coherent land management pattern; Assessment Matrix: Variety of uses including residential, grazing, commercial, recreational.

- The land has clearly defined boundaries; Assessment Matrix: Roads, gardens, hedges.

- The land contains major roads, rivers or railway lines that serve as physical barriers between settlements; Assessment Matrix: Woodhouse Lane, Brook Lane and Holmesland Lane.

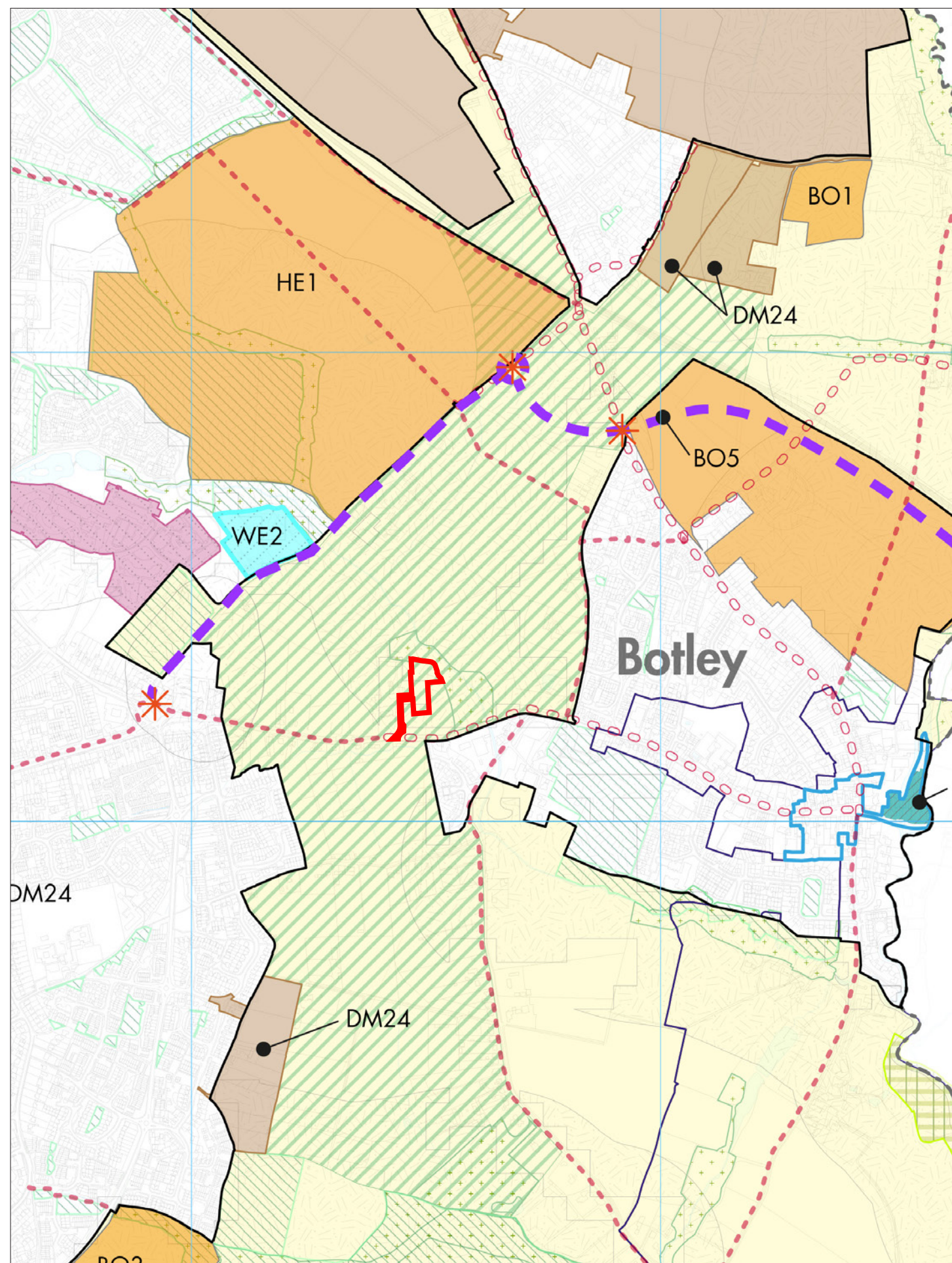


FIGURE 3.4 – LOCAL PLAN POLICY MAP, SOUTH OF EASTLEIGH (EASTLEIGH BOROUGH COUNCIL, 2016 - 2036)

LEGEND

Policies Map (South)

Key:

- Eastleigh Borough Boundary
- Urban Edge S2
- Countryside S7
- Gap S8
- HCC Minerals Safeguarding - see Hampshire Minerals & Waste Plan
www.hants.gov.uk/mineralsandwaste
- International Nature Conservation Designation - SAC and/or SPA, Ramsar DM11
- National Nature Conservation Designation - SSSI DM11
- Local Nature Conservation Designation - SINCR and/or LNR (correct at July 2017) DM11
- Existing Recreation, Allotment and Open Space Facility DM34 & DM35
- Proposed Open Space (boundary identified) and New Country Park DM31, HO1
- Proposed Housing & Residential-Led Mixed Use Development Allocation S3
- Housing Sites & Residential-Led Mixed Use Development with Planning Permission DM24
- Housing Sites in Urban Areas in Unneighbourly Use to be Redeveloped DM25
- Existing Employment DM15
- Proposed Employment S4
- District and Local Centre DM38
- Travelling Showpeople & Gypsy Site DM33
- Conservation Area DM12
- Scheduled Ancient Monument DM12
- Archaeological Site of National importance DM12
- Strategic Footpath/Cycleway/Bridleway S13
- Proposed Strategic Footpath/Cycleway/Bridleway S13
- Proposed New Road S12, BO5
- Junction Improvements S12
- Hamble River Mooring Restrictions DM37
- Boatyard and Marina sites on the River Hamble DM20
- Special Policy Areas BU7, BU9 & HA2
- HA1 Railway Station Parking, Hamble HA1
- Hamble Airfield HA3
- Botley Mill BO7
- Land at Ageas Bowl & Tennis Centre WE4
- Cemetery Provision, Land at Kanes Hill HE7
- HE6 Hedge End Railway Station HE6

Policy Number notation

S4 Strategic
DM3 Development Management
E5 Local Area -Eastleigh

Notes:

For full details of the policies and proposals, please see the Eastleigh Borough Local Plan 2016 - 2036 document.



Regeneration & Planning Policy Unit

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN
Tel: 023 8068 8000
Web www.eastleigh.gov.uk

SITE BOUNDARY