

Cockpit Barn, Knowle Lane

LANDSCAPE & VISUAL STATEMENT

JUNE 2022 | DD578





CONTENTS

Introduction	5
Site Context	7
Landscape Character	8
Views	10
Mitigation & Conclusion.....	18



-  Application site boundary
-  Borough/District boundary

INTRODUCTION

OUTLINE

This Landscape and Visual Statement (LVS) has been prepared by Deacon Design Ltd on behalf of Alderbury Homes Ltd for a residential development at Cockpit Barn, Knowle Lane, Fair Oak.

The statement summarises the key landscape characteristics and visual envelope associated with the site and local context that have been informed by desktop and field-based study. It outlines the key landscape and visual constraints and opportunities and proposes outline mitigation measures to address key sensitivities and inform the design.

The general study area for this statement is defined as approximately 1km from the site and is proportional to the development proposed on site and any material impacts beyond the study area are highly unlikely.

SITE LOCATION

The site is located to the north of the Junction of Knowle Lane and Durley Road, Fair Oak, at Cockpit Farm, west of Knowle Lane. The site is within the administrative boundaries of Eastleigh Borough, adjacent to the northern edge of Horton Heath and approximately 100m south east of Fair Oak.

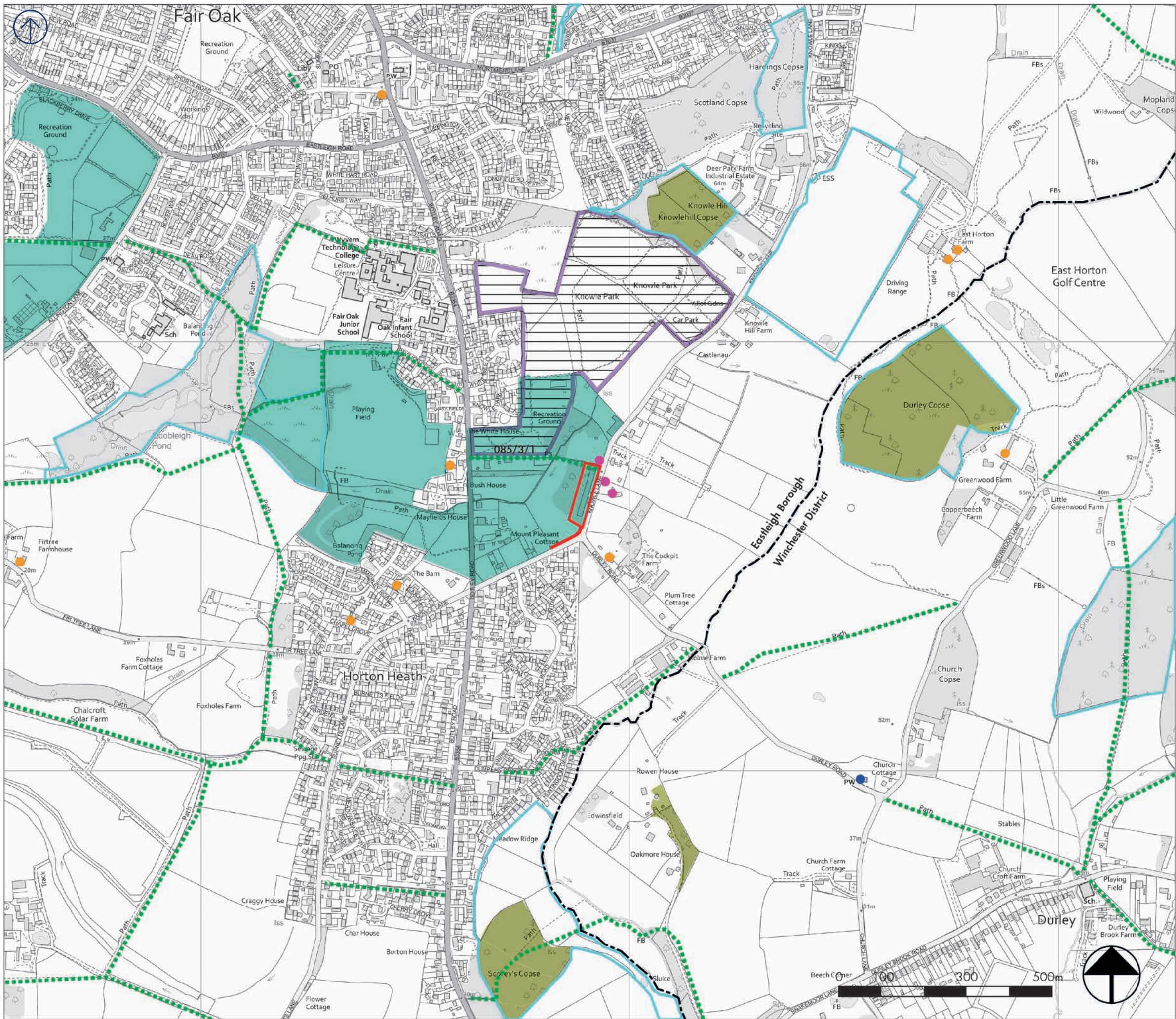
The site comprises a former agricultural unit in declining condition that has multiple vehicle access points on to Knowle Lane. The site boundary and adjoining land is well vegetated, so affords the large existing built-form visual enclosure from much of the wider landscape context.



Existing Cockpit Farm building



Knowle Lane



- Application site boundary
- Borough/District boundary
- Settlement gap
- Ancient woodland
- Sites of Nature Conservation Interest (SNCI)
- Knowle Park
- Public Rights of Way
- Grade II* Listed Buildings
- Grade II Listed Buildings
- Tree Preservation Orders near the site

SITE CONTEXT

LANDSCAPE DESIGNATIONS

There are no landscape designations within the site or the study area (approximately 1km from the site boundary).

NATURE CONSERVATION DESIGNATIONS

There are no nature conservation designations within the site, however, four Ancient Woodlands are located within the study area, including Knowlehill Copse to the north, Durley Copse to the east, Scorey Copse to the south and a small Ancient Woodland near Oakmore House. None of those Ancient Woodland has a potential to be physically affected by the construction and operation of the proposed development.

Several Sites of Nature Conservation Interest (SNCI) are located within the study area (but none within the site itself). The nearest SNCI is Knowle Park to the north of the site.

There are no Tree Preservation Orders (TPO) within the site and three TPO in close proximity to the northern and north eastern site boundary.

HERITAGE ASSETS

There are no heritage assets within the site and few of them within the study area. They include one Grade II* Listed Building at Durley Road, south east of the site and several Grade II Listed Buildings within the study area. The nearest Grade II Listed Building is located approximately 100m to the south east of the site along Durley Road. There are no Conservation Areas of Scheduled Monuments within the study area.

OTHER DESIGNATIONS

The site is located on the edge of a Settlement Gap between Horton Heath and Fair Oak, which a planning designation aimed to prevent the coalescence of settlements and protect their character / identity.

There are several Public Rights of Way (PRoW) within the study area. Whilst no PRoW crosses the site, PRoW no. 085/3/1 is adjacent to the site's northern boundary and connects Knowle Lane with Botley Road to the west. There is no site visibility from any other PRoW within the study area.



Knowle Park



PRoW no. 085/3/1

LANDSCAPE CHARACTER

Review of published landscape character assessments in combination with field-based site studies informs our understanding of key attributes that contribute to the local and wider landscape setting.

LANDSCAPE CHARACTER ASSESSMENTS

The site is set within the following National and Borough Landscape Character Areas (LCAs) and/or Landscape Character Types (LCTs):

- National Character Area (NCA) 128: South Hampshire Lowlands
- LCT Lowland Mosaic, Small Scale
- LCA 8: Knowle Hill Farmland and Woodland

NATIONAL CHARACTER AREA

The site is entirely located within the National Character Area (NCA) 128 South Hampshire Lowlands. There are few key characteristics of the NCA 128 directly relevant to the site due to its localised nature. The most site-relevant key characteristics of this NCA are as follows:

- Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. An underlying geology of open marine, estuarine and freshwater Tertiary gravels. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land.

- Well-wooded farmed landscape (particularly to the east of Southampton), characterised by ancient woodland.
- Mixed agricultural landscape dominated by pasture with small pockets of horticulture and arable.
- An intimate and enclosed field pattern with many small and irregular fields generally bounded by mixed-species hedgerows or woodland.
- The more rural hinterland is characterised by small, loosely clustered or dispersed settlements, intermixed with isolated farmsteads.

REGIONAL/LOCAL LANDSCAPE CHARACTER

As set out in the Hampshire County Council Integrated Character Assessment 2011, the site is located within the Lowland Mosaic, Small Scale LCT. This LCT has the following key identifying characteristics and boundary definitions:

- Low lying silty clay, but not sandy soils, that are seasonally wet and waterlogged in parts but also with better drained areas.
- The soils support predominantly permanent pasture land use.
- Less marginal farmed areas than the lowland mosaic medium scale and lowland mosaic heath associated types.
- Often small enclosures, small areas of woodland and undulating topography which produces the sense of a small scale landscape.

- Associated mostly with small chalk fed streams apart from where they border the New Forest perambulation where they are more acidic.
- Generally, high to very high density of dispersed small farmsteads and hamlets and associated with nucleated spring line settlements in the south and north Hampshire lowlands.
- Small semi natural and ancient woodland copses and hedges of varying character.
- Frequently a high density of public rights of way and winding lanes.
- Varying periods and types of enclosure but generally small scale but has some of the earliest enclosures out of all the lowland mosaic types – perhaps indicating less marginal and richer soils.
- Particular association with hamlets and villages of medieval and Saxon origin often associated with wood and wood clearance.

On the Borough Level, the site is located within the Area 8: Knowle Hill Farmland and Woodland, which is characterised by:

- Enclosed undulating valley landform and ridge
- Varied pattern of field sizes and cultivation
- Clusters of buildings and small fields along lanes
- Views across valley to wooded horizons north and east
- Urban influence in the western edge

LANDSCAPE CHARACTER

Landscape Character Assessment for Eastleigh Borough 2011 states under Landscape Sensitivity that 'The landscape is predominantly rural, bounded by the urban edge of Fair Oak and Horton Heath. It has a varied landform and vegetation structure, and is attractive without being of particular distinctiveness. It has amenity value with much land being publicly accessible from Knowle Lane and the nearest residential areas. It has local wildlife value.' In terms of visual sensitivity 'the mosaic of developed land, woodland and mixture of field enclosure types limits intervisibility within the character area. The character is complicated further by the undulating landform and prominent woodland set on a ridge with views out.'

SITE CHARACTER

The existing built-form is in declining condition and deemed a detractive element of existing landscape character. The scale and condition of fencing, disused machinery around the building are similarly negative components of character. The site vegetation is characterised by a combination of perimeter hedgerow trees and a wooded area to the northern part of the site, where the sloping topography falls towards the existing Public Right of Way. This maturing vegetation comprises a range of native species, which are in need of management to improve biodiversity and diminishing screen density due to loss of understorey vegetation.



The site is in poor condition



Enclosed character of the site along Knowle Lane

VISIBILITY

The following pages provide a representation of views from Public Rights of Way (PRoW) and other public locations surrounding the site where the viewers tend to seek an appreciation of the landscape setting.

Key visual receptors that may be able to obtain views from publicly accessible viewpoints into the site include:

- Users of PRoW no 085/3/1;
- Visitors to Knowle Park;
- Visitors to The Lapstone pub;
- Road users (Knowle Lane, Botley Road, Durley Road);
- Local residents.

The previously described designations attribute an increased landscape value to the wider landscape context. The emphasis of the study looked at publicly accessible locations for viewpoints where the site may influence the experience and enjoyment of the landscape.

VIEWS TOWARDS THE SITE

PRoW users experience no views of the site when passing via the southerly edge of Knowle Park due to intervening

vegetation. Upon pass the existing watercourse bridge, users may experience views of the site, which are filtered by existing trees and then subsequently screened by metal panel fencing.

Visitors to Knowle Park do not experience views of the site due to a combination of intervening vegetation and the rolling contextual topography.

Partial site views may be experienced from the rear garden and car park of the Lapstone Pub. These are partially screened by intervening trees. The offsite context of these views is diminished by a variety of sub-divisional field fencing, stockpiled materials, ad hoc structures and storage containers that are not identified components of character in the published landscape character assessments.

Road users emerging from Durley Road, or travelling along short sections of Knowle Lane and Botley Road may experience site views that are filtered by the existing perimeter hedgerow trees.

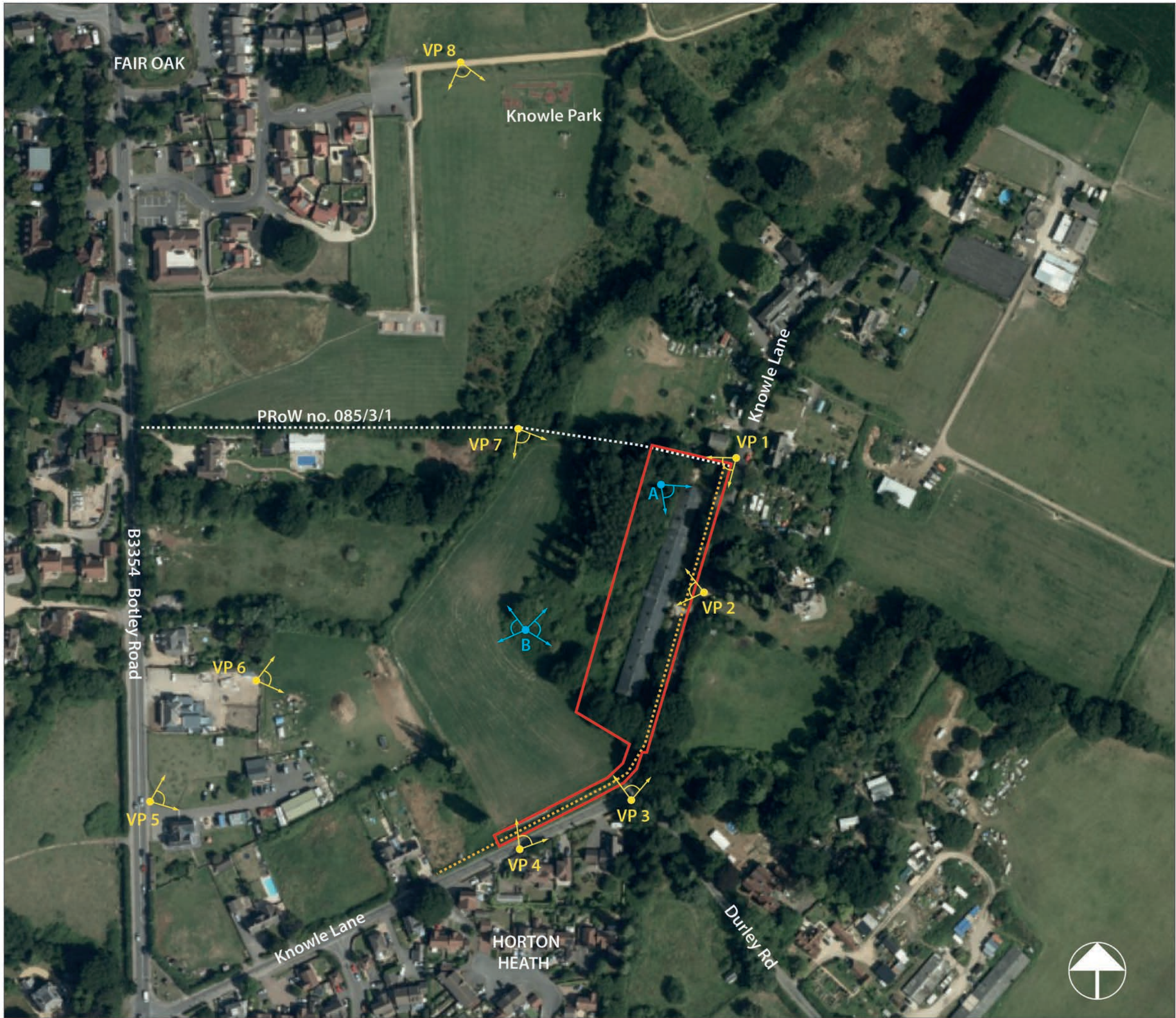
Residents within dwellings in proximity to the site who may experience views include Yew Tree Cottage to the north and a small number of dwellings on the adjacent site of Knowle Lane. These dwellings sit within well vegetated curtilages, so views are likely to be limited to upper storey windows that are orientated facing towards the site and filtered by the trees.



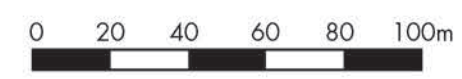
Vegetation along Knowle Lane screens views from the east and south



Vegetation and topography screen views from the north and west



-  Application site boundary
-  Proposed footpath
-  Viewpoints
-  Site photographs



VIEWPOINTS



VP01 - Knowle Lane at existing PRow



VP02 - Knowle Lane near proposed site access

VIEWPOINTS



VP03 - Durley Rd Knowle Ln junction



VP04 - Knowle Ln near proposed path exit

VIEWPOINTS



VP05_B3354 Botley Rd



VP06 - Lapstone car park

VIEWPOINTS



VP07 - PRow 085_3_1 east of stream bridge



VP08 - Knowle Park Play Area

SITE PHOTOGRAPHS



Site View A - North west corner of the site



Site View B - looking east

SITE PHOTOGRAPHS



Site View B - looking west

MITIGATION & CONCLUSION

DEVELOPMENT PROPOSAL

The application comprises 9no dwellings with an associated access from Knowle Lane. The existing three access ways will be reduced to a single access via the central frontage position. The proposed dwellings are positioned to respect the existing sloping site topography and to minimise impact on the existing site vegetation.

The two existing gateways towards the NE and SE site corners will be removed and the existing hedgerow infilled with native planting.

A permissive route for pedestrians is also proposed for the benefit of future residents and the local community. This route will link the existing Public Right of Way, southwards via the application site and parallel with Knowle Lane and emerging beyond the corner junction with Durley Road where there is scope to cross over the lane to join the existing footway.

MITIGATION/LANDSCAPE PROPOSALS

The existing perimeter hedgerows and small woodland area to the NE, NE and SW site boundaries will be retained and protected during construction of the proposed development.

Enhancement mitigation to improve screen density for these vegetated boundaries will occur by sensitive landscape

management. This work will promote desirable species regeneration with formative pruning and coppicing, in combination with native understorey planting.

The south easterly aspect of the site will be mitigated with a generous buffer of native tree and shrub planting. Once established, this will contribute a substantial screen for the relatively short distance views from a limited section of Botley Road (B3354). The planting will contribute linking habitat benefit and contribute biodiversity gain for the local green infrastructure network.

SUMMARY & CONCLUSION

This Landscape and Visual Statement has reviewed the physical landscape features, landscape character and effects on local visual amenity.

The site is located on the edge of a Settlement Gap between Horton Heath and Fair Oak. The proposed development comprises the replacement of an existing large scale built-form with 9no dwellings that are similarly placed, so there will be no loss or reduction of the existing Settlement Gap status.

There are no landscape designations within the site or the study area. The local context comprises a relatively low density of other designations, none of which would be altered or impacted by the proposed development.

The site exhibits few key components of the published landscape character assessments. Existing vegetation and the sloping site topography will be retained and enhanced by the development proposal.

Site visibility from the surrounding landscape is very limited due to the undulating local topography and well vegetated context. There is only one Public Right of Way in proximity to the site that will experience filtered views of the proposed development, which can be mitigated by native planting.

The low visibility and the nature of the proposed development sympathetic to the adjacent uses result in a generally low impact of the proposals on the surrounding landscape and visual amenity of people living in or visiting the local area.

The proposed development will contribute to the local character by replacement of a large, poor quality building with a small scale residential development that is sympathetic in design to the local context. The proposed scheme will include the addition of landscape features within the site that will mitigate existing views from the south west.

Whilst the change within the site will be apparent, the perception of changes to landscape character outside the site will be minimal and limited to a very small geographical area due to effective screening contributed by existing landscape features along its boundaries.



Proposed native woodland tree & shrub species to be planted for view screening mitigation & biodiversity benefit

Species-rich grassland area for biodiversity complement to the adjoining native habitat

Proposed Permissible Footpath link for resident & local community usage

Southern Boundary Vegetation retained & enhanced with understorey shrub planting for screening mitigation & linking habitat benefit

Existing trees retained & managed for screening density by shrub understorey enhancement, with bat / bird box installation & stacked log hibernacula for biodiversity benefit

Existing Public Footpath

Proposed permissible footpath link from the existing Public Right of Way, via the site & parallel with Knowle Lane

Existing boundary trees alongside Knowle Lane to be retained & enhanced with native understorey planting for screening mitigation & linking habitat

Site Access

Knowle Road





info@deacondesign.co.uk