

BROADWAY FARM, BROAD OAK, BOTLEY, HAMPSHIRE

LANDSCAPE DESIGN AND ACCESS STATEMENT
OCTOBER 2022

ISSUE SHEET

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

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INTRODUCTION

1.1 INTRODUCTION

This Landscape Design and Access Statement (LDAS) is prepared by fabrik Chartered Landscape Architects on behalf of CCW Services Ltd, as part of the detailed planning application of the Site associated with the proposed warehouse and two ambulance parking areas (the east and the north of the Site) in Broad Oak, Botley. This application also aim to revert part of the existing tarmac area to grassland as part of the 20m wide buffer of the Site of Importance for Nature Conservation (SINC) to the immediate north-east and east of the Site. In addition, this application seeks to provide landscape betterment relative to concealing the existing development within the wider ownership of CCW Services.

This DAS illustrates the landscape and visual context relative to the Site. It should be read in conjunction with the Landscape and Visual Appraisal with Impact Statement (LVAIS), a set of General Arrangement drawings and the landscape sections (coloured versions of which are included in this document) submitted as part of this application.

The report is structured as follows:

- Introduction
- Site Constraints and Opportunities
- Landscape Design
- Planting Strategy
- Maintenance and Management

1.2 SITE DESCRIPTION

The Site is located within Eastleigh Borough, Hampshire and lies between Hedge End to the west and Botley to the east and within the Settlement Gap. Refer to Figure 1.1 - Site Location Plan. There are no other landscape related designations that cover the Site.

The Site covers the following three sections of CCW Services:

- The eastern section: A combination of a grassland area (to the east along the woodland edge and the south along Broad Oak road / A334) and a tarmac surface (currently used for ambulance vehicle parking and wooden pallet storage to the north-east);
- The centre section: The main access into CCW Service off Broad Oak road / A334 and the internal access linking the Site between the east and the west;
- The northern section: A grass area with a row of field boundary trees to the north-west.

A deciduous woodland treebelt lies to the northeast and the eastern boundary of the Site, which is also designated as SINC. Within the CCW Services, there are several warehouses, sitting on a commercial operational ground with car parking areas.

1.3 VISUAL SUMMARY

Views looking out from the Site to the east are limited to the immediate woodland treebelt to the north-east and east of the Site; glimpsed and partial views of the

fields to the immediate north of the Site but outside the Site occur, through the vegetation gap underneath the overhead pylons; views looking out from the Site, to the south-west are limited to the existing warehouse and the built form within the wider ownership of CCW Services; glimpsed views of the adjacent fields through the intermittent gaps of the existing vegetation occur in views looking out from the Site to the north-west; views looking out from the eastern section of 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 the distance, filtered through the winter vegetation.

The Site does not lie within a strategic or a designated viewing corridor.

Views of the Site are limited to the residential and transient receptors from Broad Oak road / A334, Woodhouse Lane to the north of the Site and Bridleway 026/17/2 to the south of the Site. Those views are often partial and filtered through the winter vegetation.

In summary, despite the size and mass of the existing buildings they are generally well concealed in the landscape and in views from Broad Oak road / A334 due to the combination of topography and surrounding woodland belts. Views are therefore limited to the local area.

1.4 THE SETTLEMENT GAP

The Settlement Gap within the study area is defined by the residential dwellings and road networks to the east of Hedge End and west of Botley. The Gap in this location comprises a combination of fields, woodland, dwellings, the commercial premises of CCW Services, Hillier Garden Centre, car wash facilities and a pet store. Within the Gap, residential and commercial built form is already perceived along Broad Oak road / A334 and in the immediate context of the Site. Refer to Figure 1.1 showing the Site in relation to the Settlement Gap.

The part of the Site which is to receive the proposed building and associated car parking and turning areas, forms a discrete parcel within the Settlement Gap. It is bound by the mature woodland block (SINC) to the north-east and east, beyond the existing tarmac and grassland area. This woodland block provides a significant level of visual separating from Botley settlement, in conjunction with the fields adjacent to the settlement edge. The north and north western section of the Site is bound by a row of mature trees, despite intermittent views of this part of the Site occur, through the vegetation gaps. The Site has an existing relationship with the built form of the wider CCW Services. Despite the eastern part of the Site being grassland, it does not connect physically with the fields outside the Site and is bound by the busy Broad Oak road / A334.

As set out in chapter 1.3, the visual influence of the existing operations and the Site are limited to a small geographic area. For further analysis of the gap characteristics, please refer to the LVAIS.

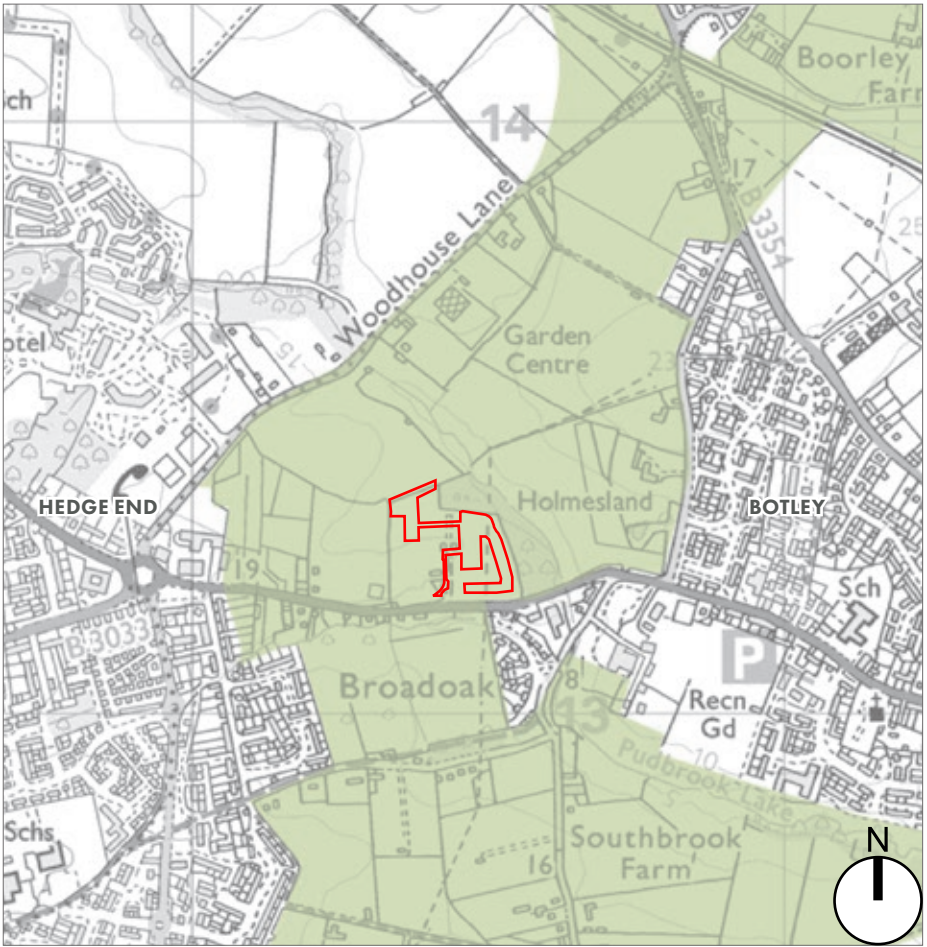


FIGURE 1.1 – SITE LOCATION PLAN (FABRIK, 2022)

LEGEND

□ SITE BOUNDARY

■ SETTLEMENT GAP

1.5 OFFICER’S COMMENTS AND RESPONSES

Two sets of comments from the Development Management Consultant, Eastleigh Borough Council have been received dated 28th July 2022. The comments in relation to design and this document are set out below. Responses are provided to each comment.

1. Comment: *“I note that the previous application F/21/91859 was withdrawn. I cannot see any significant changes to the current proposals from the previous scheme, so I assume this new application is merely to submit additional information.”*

Given the lack of substantive change to the proposals from the withdrawn application, I have to conclude that the previous landscape objections to the proposals remain valid.”

Response: In comparison to the previous application F/21/91859, application F/22/93195 and this application both provide a substantial amount of landscape mitigation measures, including the following:

- native hedge along the perimeters of the eastern section of the Site on mound;
- native hedge along the perimeters of the western section of the Site on ground level;
- 15m wide native treebelt with understorey whip planting along the southern edge of the wider ownership of CCW Services;
- 10m wide native treebelt and individual tree planting filling in the vegetation gaps along the northern edge of the Site;
- 20m wide landscape buffer to the SINC, with native hedgerow / shrub planting, individual trees and rough grass.

The landscape proposals not only provide landscape betterment within the Site but also include landscape mitigation for the CCW Services outside the Site relative to concealing the existing development within the wider ownership of CCW Services.

2. Comment: *“Possible impacts on the adjacent Ancient Woodland SINC.”*

Response: A 20m wide SINC offset is allowed for this application. The existing tarmac area will be removed and replaced with native hedgerow / shrub planting, individual trees and rough grass.

3. Comment: *“Deliverability of proposed screen and hedge planting. The photograph of the existing hedge (in the Boyle & Summers DAS) does not demonstrate a serious commitment to effective planting in the past. This planting is in very poor condition.”*

Response: Native hedgerow planting is proposed along the perimeters of the eastern section of the Site, species including *Crataegus monogyna*, *Corylus avellana*, *Frangula alnus*, *Euonymus europaeus*, *Prunus spinosa* and *Prunus avium*. All planting will follow the guidelines set out in drawing D3150-FAB-00-XX-DR-L-1000 submitted as part of this application. The management and maintenance intent is also set out at the penultimate chapter of this report.

4. Comment: *“I could not find any detailed planting proposals for the site. These are required at this stage, and should not be Conditioned, since bolstering screening of*

the development is a fundamental part of the proposal.”

Response: Planting schedule is set out in drawing D3150-FAB-00-XX-DR-L-1000 submitted as part of this application. The planting layout is set out in drawing D3150-FAB-00-XX-DR-L-1001 and D3150-FAB-00-XX-DR-L-1002.

5. Comment: *“I concur with the Ecology Officer’s observation regarding the extension of hardstanding in the NE corner of the site (apparently undertaken without planning approval) and its adverse impact on the adjacent Ancient woodland. This also diminishes the Gap, and I would support reinstatement of this area to its previous state.”*

Response: The hardstanding area to the northeastern corner of the Site will be removed and replaced with a 20m wide SINC buffer with native hedgerow / shrub planting, rough grassland and individual trees, with the aim of reverting the landscape to its original condition, and to provide landscape enhancement.

2.0

SITE CONSTRAINTS AND OPPORTUNITIES

This chapter illustrates the constraints and opportunities of the Site, which then influences the landscape mitigation measures in landscape and visual terms for the proposals. These recommendations are based on the site visits carried out in January, March and August 2022, the review of planning policy and landscape character guidance.

Despite the size and mass of the existing buildings they are generally well concealed in the landscape and in views from Broad Oak road / A334 due to the combination of topography and surrounding woodland belts. There are glimpsed views of the north western section of the Site from Woodhouse Lane, through the vegetation gaps. But these views diminished rapidly once moving further east or west along the road. Views are therefore limited to the local area.

Whilst located within the Settlement Gap between Hedge End and Botley, this part of the gap along the road corridor of Broad Oak is not pristine rural countryside either side, which contains low density ribbon development comprising dwellings and commercial premises.

The woodland block to the north-east and east of the Site is designated as SINC, where 20m wide landscape buffer is required to protect its nature conservation value. This woodland block reduces the visual impact of the current arrangements of the ambulance parking area to the north eastern section of the Site. However, the ambulances are more apparent in views back to the Site due to their inherent colour and the winter scene. Similarly, The upper section of the existing warehouse is also discernible in the winter scene.

Therefore, the following landscape mitigation measures are recommended:

- To implement a continuous vegetated bunds along the southern perimeters of the eastern section of the Site with native hedge planting, extending from the existing bunds.
- To implement native hedgerows along the southern perimeters of the northern section of the Site to provide landscape betterment in this part of the Site;
- To implement a 15m wide native treebelt and understorey whip planting along the southern edge of the eastern section of the Site adjacent to Broad Oak road / A334, either side of the overhead cables, which are characteristic of the local landscape.
- To implement a 10m wide treebelt planting along the northern edge of the northern section of the Site to supplement the vegetation gaps. In time, together with the existing vegetation, it filters the views of the existing buildings from the north-west on Woodhouse Lane, and the proposed vehicle parking area. This measure aims to provide a greater level of concealment in the landscape and provide a landscape and visual enhancement to the existing gap.

Refer to Figure 2.1 shown in the following page.

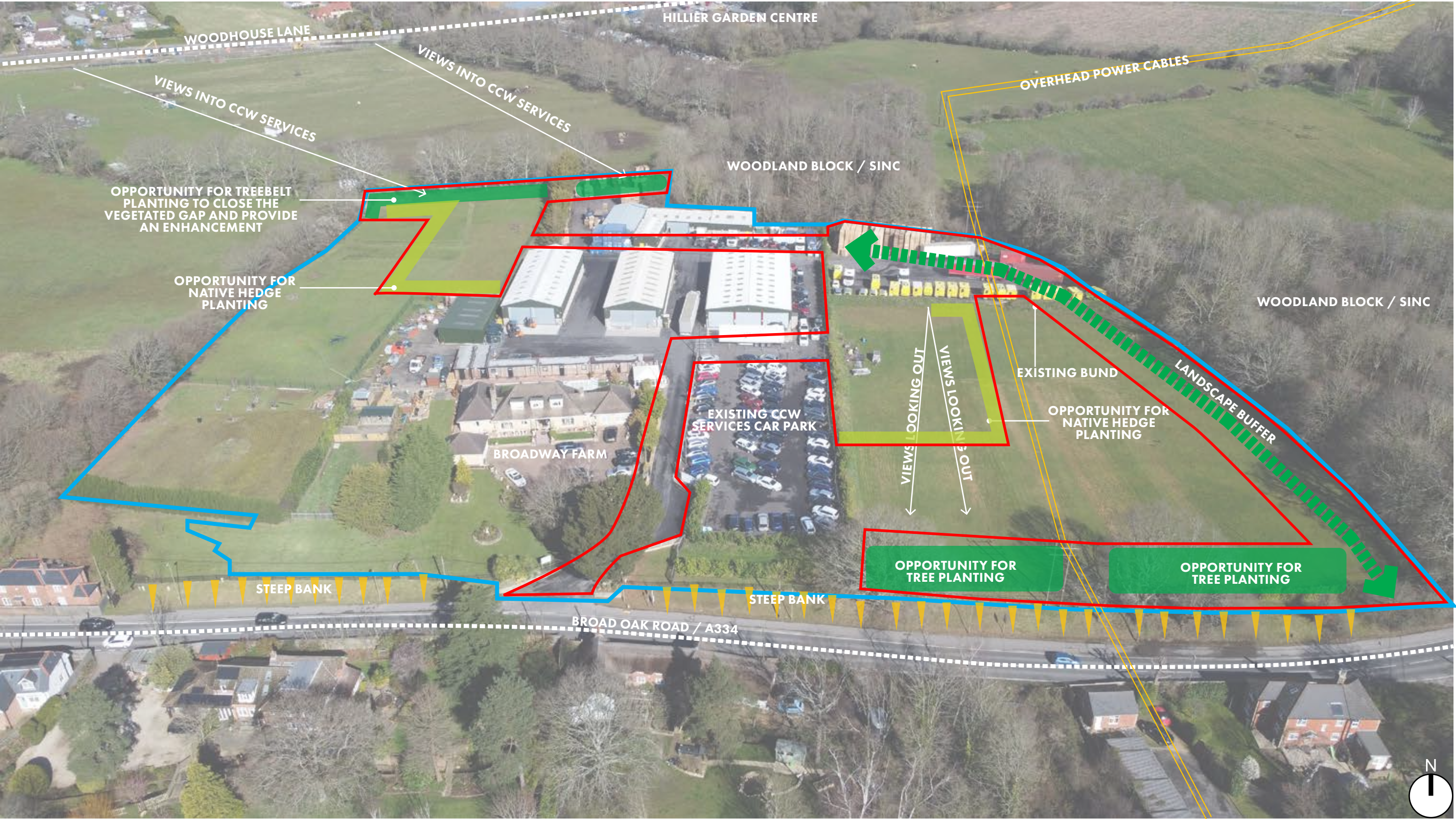


FIGURE 2.1 – SITE ANALYSIS DIAGRAM (FABRIK, 2022)

LEGEND

	SITE BOUNDARY		STEEP BANK
	OWNERSHIP BOUNDARY		OVERHEAD PYLON
	LANDSCAPE OPPORTUNITIES - TREES		LANDSCAPE OPPORTUNITIES - HEDGEROW
	LANDSCAPE BUFFER		

3.0

LANDSCAPE LAYOUT

3.1 INTRODUCTION

The Site lies within the Settlement Gap between Hedge End to the west and Botley to the east. Views of the Site are limited due to the mature woodland block to the immediate north and east. Views of the existing parked ambulance vehicles to the north eastern corner of the Site and the wider tarmac area, and the ridgeline of the existing warehouse are discernible from Bridleway 026/17/2 to the south. Views of the northern section of the Site, including the existing warehouse and the wooden pallets occur from a section of Woodhouse Lane, through the vegetation gaps along the northern boundary of the Site.

The landscape proposals provide landscape betterment within the Site to conceal not only the proposed development but also the existing development within the wider ownership of CCW Services.

3.2 LANDSCAPE PROPOSALS

In response to the Site constraints and opportunities analysis in the previous chapter, the landscape proposals include the following:

- native hedge along the perimeters of the eastern section of the Site;
- native hedge along the perimeters of the western section of the Site;
- 15m wide native treebelt with understorey whip planting along the southern edge of the wider ownership of CCW Services;
- 10m wide native treebelt and individual tree planting filling in the vegetation gaps along the northern edge of the Site.

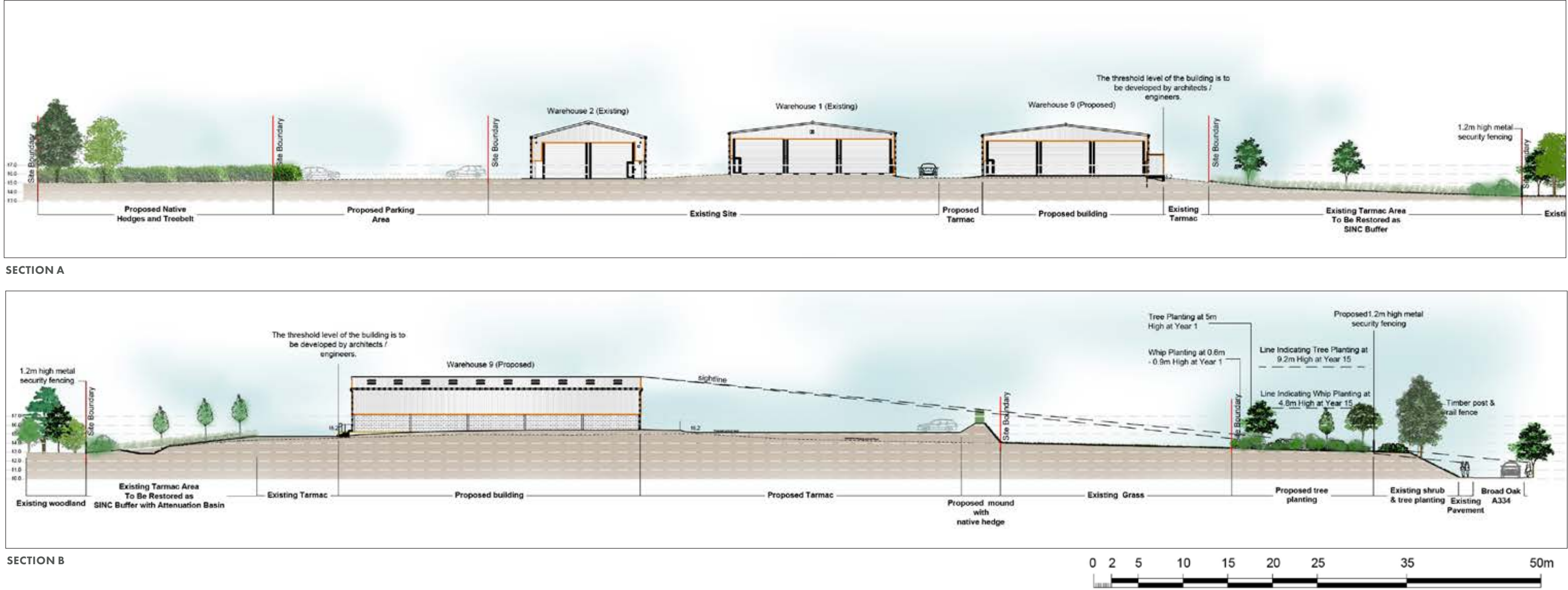
A 20m wide landscape buffer space from the SINC is proposed to the north and east of Site. The buffer comprises 3-5m wide native mix hedgerow and shrub planting adjacent to the existing woodland, which gradually transitions to rough grassland, with individual trees scattered in the area.

Refer to illustrative plans shown in the Figure 3.1 and 3.2 in the following page.



FIGURE 3.1 – PLAN ILLUSTRATING LANDSCAPE PROPOSALS (FABRIK, 2022)

4.0
LANDSCAPE SECTIONS



5.0
PLANTING STRATEGY

5.1 TREEBELT PLANTING

The treebelt planting is to create a broad, high and contiguous canopy and diverse understorey comprising native species in long term, which reflects the character of the local area and provides a dense layer of planting to conceal the proposed development in middle distance views from the south and the north.

The proposed treebelt at the early stages will comprise trees 5m in height. This is to provide a positive impact at the earliest stage while also providing a successional habitat. Vertical and lateral zones are key to establishing both these functions. This area will laid-out staggered to create a more screened treebelt in views looking into the Site.

The whip planting comprise native climax species ranging between 0.6m to 0.9m in height, to reinforce the 'eye-level' screen between Broad Oak road / A334, Woodhouse Lane and the Site. The combination of the larger trees and the whip planting in time will tie in with the existing deciduous woodland block to the north east and the east of the Site.

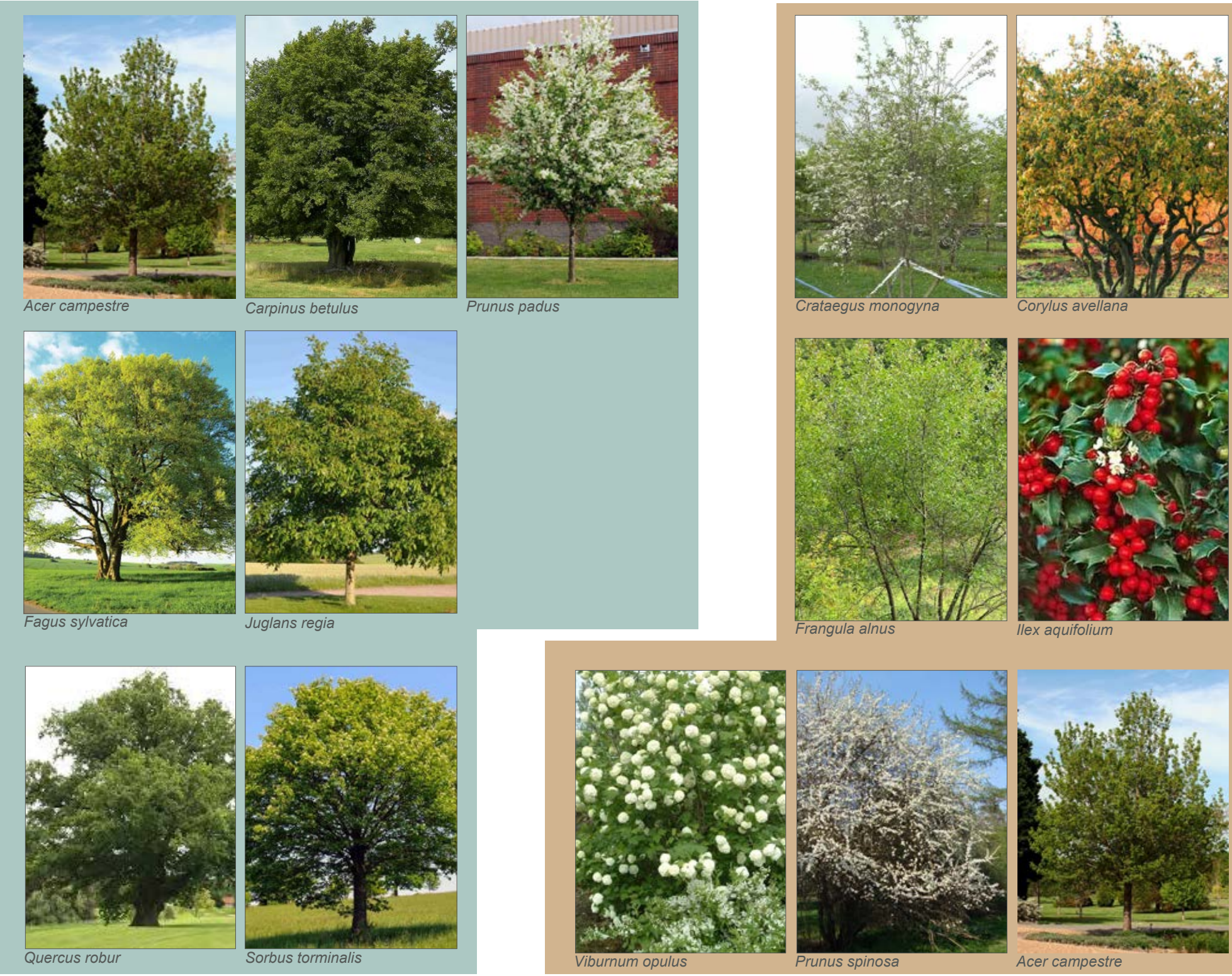
The proposed tree species are as follows:

- *Acer campestre*
- *Carpinus betulus*
- *Fagus sylvatica*
- *Juglans regia*
- *Prunus padus*
- *Quercus robur*
- *Sorbus torminalis*

And the proposed whip planting species are as follows:

- *Crataegus monogyna* (20%)
- *Corylus avellana* (30%)
- *Acer campestre* (10%)
- *Ilex aquifolium* (5%)
- *Prunus spinosa* (15%)
- *Viburnum opulus* (5%)

Refer to drawing D3150-FAB-00-XX-DR-L-1000, D3150-FAB-00-XX-DR-L-1001 and D3150-FAB-00-XX-DR-L-1002 submitted as part of this application.



5.0

PLANTING STRATEGY

5.2 NATIVE HEDGE

Native hedges are proposed along the southern perimeter of the eastern section of Site. The design intent is to provide a further vertical greening element which in time, along with the proposed treebelt, will conceal the Site in views from the south. Native hedges are also proposed along the southern perimeter of the northern section of the Site. It softens the proposed hard surfaces and provides landscape betterment. The species selected are native with an emphasis on form, colour and seasonal interest, and visually connects the existing hedge on Site.

Proposed species are listed as follows:

- *Crataegus monogyna* (20%)
- *Corylus avellana* (20%)
- *Frangula alnus* (15%)
- *Prunus spinosa* (20%)
- *Prunus avium* (10%)
- *Euonymus europaeus* (15%)



Crataegus monogyna



Corylus avellan



Frangula alnus



Prunus spinosa



Prunus avium



Euonymus europaeus

6.0

MAINTENANCE AND MANAGEMENT INTENT

6.1 INTRODUCTION

The maintenance of the scheme as it progresses both on Site and following completion will be critical to its success.

Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance. At the design stage it is key to establish the principles of maintenance and the review procedures that the Site owner / the chosen Landscape Contractor will be required to undertake. The following section provides an overview of the general maintenance and management operations.

6.2 REVIEW PROCEDURE

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

6.3 GENERAL OPERATIONS

The following principles will need to be established:

- Working notice, reinstatement procedures, the use of any specialist firms/ methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.
- The Site owner / Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.
- The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise.
- The Site owner / Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to be composted on Site as much as possible with an additional going to an approved tip, grass cuttings to be composted on site, tree roots and stumps to an approved tip or retained to create hibernaculum's where as suitable, shrub and tree pruning to an approved tip and litter and non-biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collect and removed from site. The Site owner / Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/ tarpaulins. Do not place excavated or imported materials directly on grass.

6.4 TREEBELT PLANTING

The proposed treebelt area may be subject to low intensity management, with selective thinning and coppicing to maintain a varied vegetation structure and well developed understorey. Control of non-native species will be encouraged and brash piles will be constructed for reptile refugia and hibernaculum.

The monitoring of the trees across the Site, is to be carried out beyond the initial defects liability period, to successfully realise the landscape and visual mitigation and to enable the longevity of the trees for the long term and for generations to come. The following specific measures are to be carried out:

- Watering - trees will be watered for the first two years after planting, after which they will generally become self-sufficient. The number of times watering is required will depend on location, weather conditions, climatic / micro-climatic conditions and variations to the growing season and is to be reviewed relative to their position within the Site. In terms of successful establishment, giving the tree a lot of water once a week is of greater benefit that watering every day as this will encourage root development and prevent the tree becoming "lazy". Over watering is to be avoided as it will push oxygen away from the root system preventing root development.
- Analysis of soil conditions and compaction - this is to be carried out by a specialist contractor to monitor the oxygen levels and soil moisture both within the root ball and surrounding ground. Amelioration recommendations are to be provided and a programme of works agreed accordingly.
- Tree canopy - leaf development, size, colour and the amount of foliage that is within the crown; along with length of new growth, bud development and size of buds is to be monitored. Pruning is to be carried out to promote healthy growth and to remove dead and diseased wood.
- All works to existing and proposed trees to be carried out in accordance with BS:3998 and the latest Forestry and Arboricultural Advisory Group /Health and Safety Executive safety guides.

6.5 HEDGE

Native hedges are proposed on top of the mounds to the eastern section of the Site and on ground to the northern section of the Site. To encourage a bushy and fruiting hedgerow a less frequent pruning regime, all hedges are proposed to be cut twice every year when they are fully established, to allow fruits to be consumed by birds and other wildlife and avoid impacts on breeding and nesting birds.

CONCLUSION

The Site is located within Eastleigh Borough, Hampshire and lies between Hedge End to the west and Botley to the east and within the Settlement Gap. The Gap in this location comprises a combination of fields, woodland, dwellings, the commercial premises of CCW Services, Hillier Garden Centre, car wash facilities and a pet store.

Due to the existing woodland block to the northeast and the east of the Site, the intervisibility in and out of this part of the Site is limited. Views of the existing warehouses and the wooden stack storage to the north of the Site, are discernible from Woodhouse Lane, through the vegetation gap; the parked ambulance vehicles within the Site are visible to the transient receptors along Bridleway 026/17/2 to the south of the Site due to their inherent colour and the winter scene.

In response to the landscape and visual findings above, the following landscape mitigation measures are proposed to conceal the proposed development within the Site and the existing development in the wider ownership of CCW Services:

- native hedges along the perimeters of the eastern and northern sections of the Site;
- native treebelt with understorey whip planting along the southern edge of the eastern section of the Site along Broad Oak road / A334.
- native treebelt and individual tree planting filling in the vegetation gaps along the northern perimeter of the northern section of the Site.

The proposed treebelts at the early stages will comprise trees 3-5m in height. This is to provide a positive impact at the earliest stage while also providing a successional habitat. The whip planting comprise native climax species ranging between 0.6m to 0.9m in height, to reinforce the 'eye-level' screen between Broad Oak road / A334, Woodhouse Lane and the Site. In time, the treebelt will create a broad, high and contiguous canopy and ties in with the existing deciduous woodland block to the northeast and the east of the Site, despite the gap underneath the pylons.

Native hedges are proposed along the perimeters of the eastern section of Site within the proposed parking area on a mound. The design intent is that this sits on top of the proposed mound, providing a further vertical greening element which in time, along with the proposed treebelt, will conceal the Site in views from the south. Similarly, native hedges are proposed along the perimeters of the northern section of the Site, to provide landscape betterment in this part of the Site.

The penultimate chapter provides the general operation principles for the Site owner / the chosen Landscape Contractor; the maintenance and management intent for treebelt and hedges to ensure the longevity of the proposed planting.

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