

5.0

BASELINE CONDITIONS

4.4

INTERNAL VISUAL SURVEY

A visual inspection of the Site was conducted in March and August 2022.

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

- The eastern section: A combination of a grassland area with laurel hedging forming part of the wider field parcel (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, paved with tarmac and bound by 1.5-1.8m high close board fence either side of the entrance road; and the internal access linking the Site between the east and the west;
- The northern section: An area of short grassland with conifer hedges to the east, intermittent treebelt to the north and west behind the security fences; and the remaining field parcel to the south.

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)



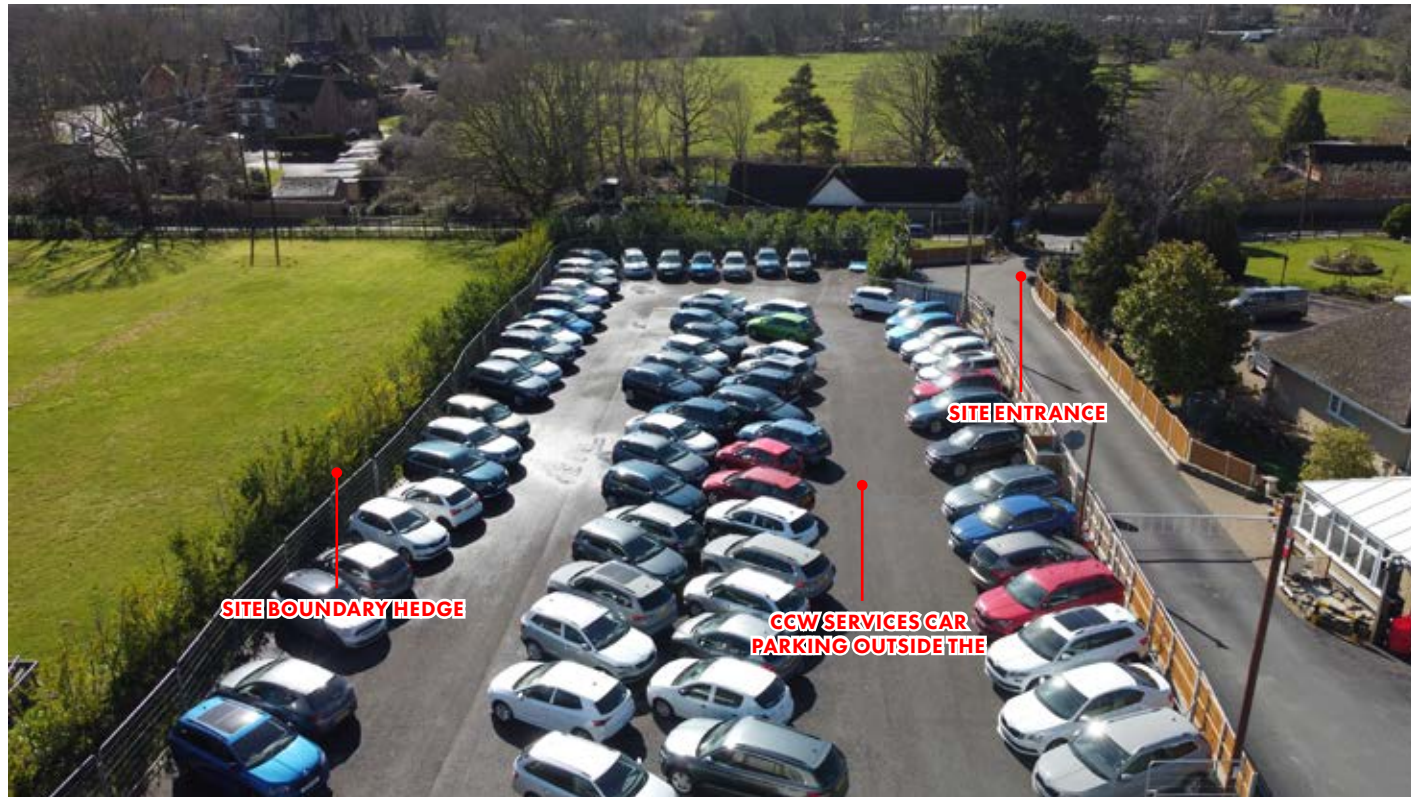
DRONE PHOTOGRAPH A
VIEW TAKEN FROM THE CENTRE SECTION OF THE WIDER CCW SERVICES LOOKING NORTH SHOWING THE CONTEXTUAL ELEMENTS OF THE SITE COVERING THE EXISTING WAREHOUSES AND THE FIELD TO THE IMMEDIATE NORTH-WEST WITHIN THE WIDER CCW OWNERSHIP.



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 NORTH EASTERN PART OF THE SITE. THE TEMPORARY WOODEN PALLET STACKS 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 EASTERN SECTION OF THE SITE. 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 EASTERN SECTION OF THE SITE. THE GRASSLAND OF THE EASTERN SECTION 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 EASTERN SECTION PROVIDES A GREEN INTERFACE AGAINST THE MUTED WAREHOUSE. FIR TREE FARM IN THE DISTANCE IS DISCERNIBLE THROUGH THE LAYERS OF WINTER VEGETATION.



PHOTOGRAPH – VIEWPOINT 54
VIEW LOOKING SOUTH-EAST FROM THE NORTH WESTERN CORNER OF THE EASTERN 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 55
VIEW LOOKING NORTH FROM THE EASTERN SECTION OF THE SITE. 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 56
VIEW LOOKING SOUTH FROM THE NORTHERN CORNER OF THE CENTRE SECTION OF THE SITE. THE VEGETATED BUND RESTRICTED VIEWS LOOKING INTO THE EASTERN SECTION. THE EXISTING WAREHOUSE IS APPARENT IN THIS VIEW.



PHOTOGRAPH – VIEWPOINT 57
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 58
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 59
VIEW LOOKING EAST FROM THE OPERATIONAL AREA OF BROADWAY FARM INTO THE SITE'S EASTERN SECTION. 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.



PHOTOGRAPH – VIEWPOINT S12
VIEW LOOKING SOUTH-EAST FROM THE NORTH WESTERN CORNER OF THE NORTHERN SECTION. THE CONIFER HEDGE AND THE BUILT FORM OF THE WAREHOUSES ARE APPARENT AND INFORM THE SKYLINE. TREES ALONG BROAD OAK ROAD LIMIT VIEWS LOOKING SOUTHWARD.



PHOTOGRAPH – VIEWPOINT S13
VIEW LOOKING NORTH FROM THE SOUTHERN EDGE OF THE NORTHERN SECTION. THE FIELD BOUNDARY TREES FORM THE LANDSCAPE FEATURE OF THIS VIEW. THE INTERMITTENT GAPS BETWEEN THE VEGETATION ENABLE VIEWS LOOKING TO THE NORTH BEYOND THE SITE.

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 in March and August 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

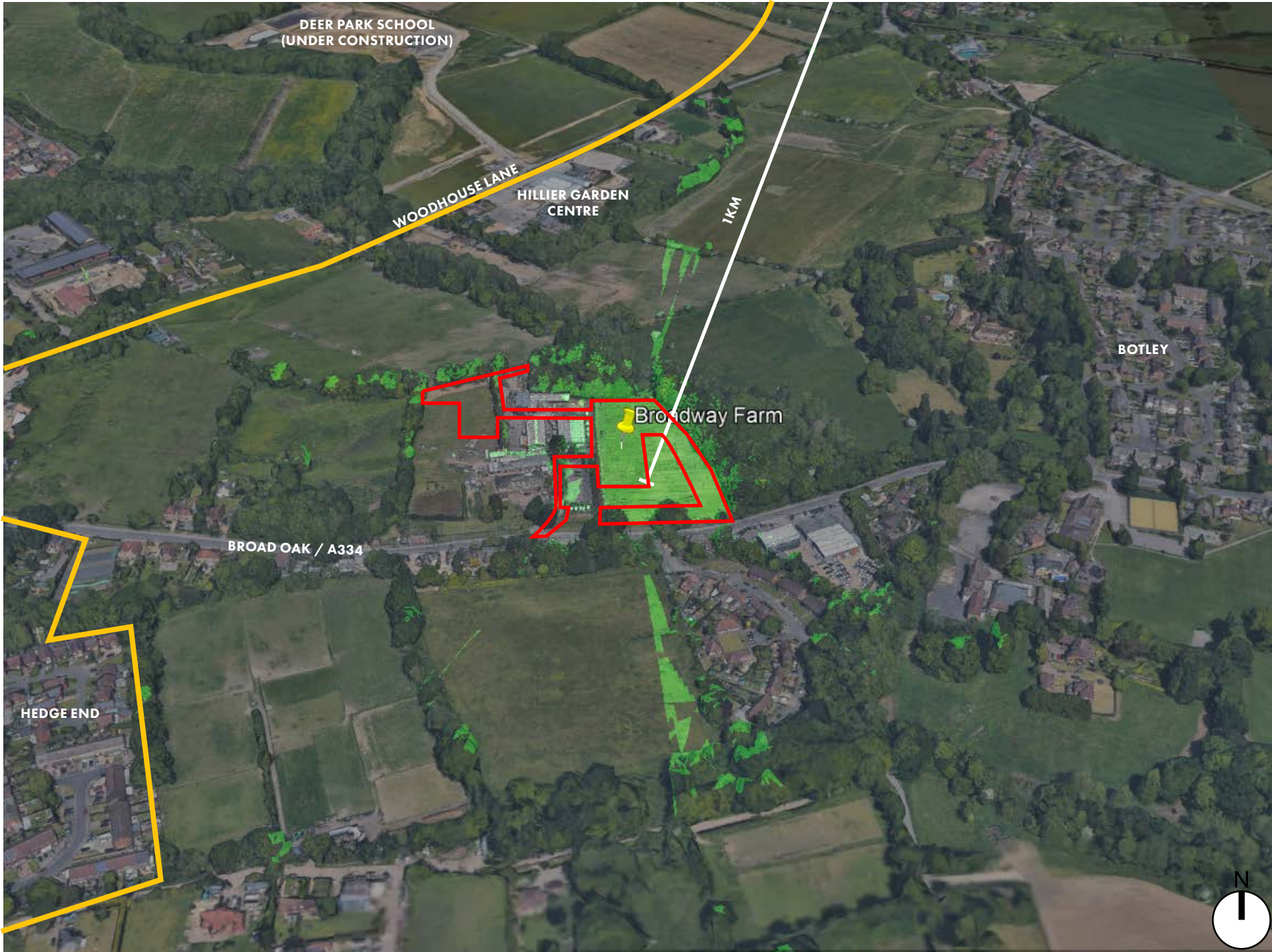


FIGURE 5.1 – PLAN SHOWING ZONE OF THEORETICAL VISUAL INFLUENCE (GOOGLE EARTH IMAGE, 2022)

5.0

VISUAL ASSESSMENT

5.2 VISUAL SUMMARY

VIEWS LOOKING OUT FROM THE SITE

As set out in the Site description section, 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 occur through the vegetation gap underneath the overhead pylons and the row of trees to the north-west of the Site; views looking out from the centre and eastern section of 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 Broadway Farm residential dwelling within CCW Services, 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.

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

VIEWS LOOKING INTO THE SITE

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 views of the Site occur from a small portion of Woodhouse Lane, across the fields, through the vegetation gaps along the northern Site boundary. The character and amenity of these views comprise wooden palettes stored to the north of the Site and the existing workshops.

Residential Receptors

Open views are anticipated to occur from the Broadway Farm residential dwelling to the immediate south western corner of the Site by the Site entrance. The character and amenity of these views is already influenced by the existing operational area of the wider CCW Services, comprising the access road, the gatehouse, the existing warehouses and associated buildings, the parked cars (beyond the solid timber fencing) and the grassland beyond, set against the wooded context. Refer to internal viewpoint 10.

Open views of the Site entrance occur from residents along Broad Oak road / A334, but limited to those in the close proximity of the Site. The character and amenity of these views is already influenced by the intermittent commercial premises, including the car dealers. Views of the rest of the Site, including the Northern and the Southern Sections from a small number of intermittent residential receptors along Broad Oak road / A334 are truncated due to the steep bank along adjacent to the pavement, the intervening vegetation and built form. Glimpsed views of the existing warehouse occur from south-west of Broadway Farm due to the combination of built form and the road

side vegetation. However, some of these dwellings along Broad Oak road / A334 are side onto the road. Refer to viewpoint 10, 11 and 12.

Partial views of the existing warehouses and the temporary wooden palette stacks outside the Site but within the CCW Services occur from the residential receptors on Woodhouse Lane to the north-west, including the new development - Snow Drop, due to the lack of road side vegetation in this portion of the road. However, views of the current arrangement of the Site, including the ambulance parking are truncated in this view, due to the woodland block to the north of the Site and the existing built form to the west of the Site in the wider ownership of the CCW Services. Refer to viewpoint 1.

Views of the Site from the allocated residential Site (S3) north and to the to the west of Woodhouse Lane and the south of the railway line are anticipated to be truncated due to the combination of built form, vegetation and landform. Refer to viewpoint 4, 5, 6 and 7.

Value: Low

Transient Receptors Using Road Corridors

Open views of the Site entrance occur along Broad Oak road / A334 in close proximity to the Site. The amenity and character of these views comprise the tarmac Site entrance, in the context of the residential built form and associated front garden space of Broadway Farm, the residential dwelling opposite the Site, the steep slope next to the pavement with individual mature trees and a bus stop. Together with the elevated landform of the current, wider CCW Services site, views of the rest of the internal Site are truncated. The nature of these views are fleeting and disappear rapidly on passing the Site entrance along Broad Oak road / A334 due to the intervening vegetation, topography and built form. Refer to viewpoint 8 to 12.

Views of the Site are predominantly truncated along Woodhouse Lane. However, partial views of the temporarily stacked wooden pallets and the warehouses in the wider CCW Services occur, filtering through the winter vegetation at the distance. The pylons and the road improvement activities under policy BO5 currently inform the foreground of these views. Views of the Site are predominantly truncated from further north of Woodhouse Lane. Refer to viewpoint 1, 2, 4 and 6.

Value: Low

Transient Receptors Using Public Rights of Way

Partial views of the parked ambulances and the temporarily stacked wooden pallets within the Site occur from Bridleway 026/17/2 to the south of the Site and filtered through the winter vegetation. The existing warehouse adjacent to the Site is also discernible. Views of the Site are truncated moving further west towards the settlement edge of Hedge End due to the combination of built form and road side vegetation. Refer to viewpoint 13, 15 and 16.

Views of the Site from the wider network of Public Rights of Way, including Bridleway 114/6c/1 (does not lie within the Gap) and 026/6/1 to the north of the Site, Footpath 026/17/2 to the south of the Site are truncated due to the combination of vegetation,

landform and built form. Refer to viewpoint 5, 7 and 14.

Note: Bridleway 026/18/1 shown in the Hampshire County Council definite map is not aligned with the that present in the field. The physical alignment follows the track as marked by the finger post, rather than north of the treebelt as shown on the OS map and the Hampshire County Council definite map.

Value: Medium (for those views more open and contain minimum built form) - Low

Receptors from Commercial, Employment Area and School

Partial views of the parked ambulance vehicles on Site and the existing warehouse to the west of the Site in the wider ownership of CCW Service occur from SDS Roofing service yard along Bridleway 026/17/2, through the intermittent winter vegetation. Refer to viewpoint 15.

Views of the Site from the rest of the commercial, employment areas and school, including Hiller Garden Centre, Car Dealerships and Fir Tree Farm are truncated due to the intervening vegetation and built form. Refer to viewpoint 3, 4, 9 and 14.

Partial views of the existing warehouse and the temporary wooden pallet stacks within the wider CCW Services are anticipated to occur from the future allocated employment area (WE2) along Woodhouse Lane. However, whilst there are views of the existing warehouses in the wider ownership of CCW Services from Woodhouse Lane, views of the Site are anticipated to be truncated due to the woodland block to the north and east of the Site. Refer to viewpoint 1. Views from the Deer Park School (under construction) views of the site are predicted to be truncated due to the combination of built form and vegetation. Refer to viewpoint 4.

Value: Low

Receptors from Historic Park and Garden and Listed Buildings

Views of the Site are predicted to be truncated from Holmesland Historic Park and Garden to the north-east of the Site due to the woodland block to the immediate north and east of the Site. Refer to internal photograph 1. Similarly, views of the Site from Botleigh Grange Hotel Historic Park and Garden are predicted to be truncated due to the intervening vegetation and the existing built form of the wider CCW Services outside the Site. Refer to viewpoint 1 and 2.

Views of the Site from the Listed Buildings to the east of the study area within the settlement of Botley are predicted to be truncated due to the intervening built form and vegetation.

Value: High

5.0

VISUAL ASSESSMENT

5.2 VISUAL SUMMARY (CONTINUED)

THE VISUAL ROLE OF THE SITE WITHIN THE SETTLEMENT GAP

Despite the size and mass of the existing warehouses within CCW Services and other commercial built form within the Gap, they are generally well concealed within the local landscape and in views from Broad Oak road / A334 due to the combination of topography, the surrounding woodland treebelts and their recessive colour. Views are therefore limited to the local area. The visual assessment has revealed that views of the Site are similarly limited to an extremely localised geographic area.

The sequence of view 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 a continuous countryside free from development either.

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.

Therefore, whilst located within the Settlement Gap between Hedge End and Botley, the character of this part of the gap along the road corridors such as Broad Oak road / A334 and Woodhouse Lane are not a pristine rural countryside either side. It contains low density ribbon development comprising residential dwellings and commercial premises which together reduce the sense of settlement separation.

The woodland block and the surrounding built form limit views of the internal Site arrangements, albeit that the ambulances are apparent from the south of the study area in views looking back to the Site due to their inherent colour, but also due to the break in the existing mound and lack of planting on top.

Value: Medium

LEGEND

 SITE BOUNDARY

 SETTLEMENT GAP

 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).

 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).

 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

 LOCATION OF THE PHOTOMONTAGE

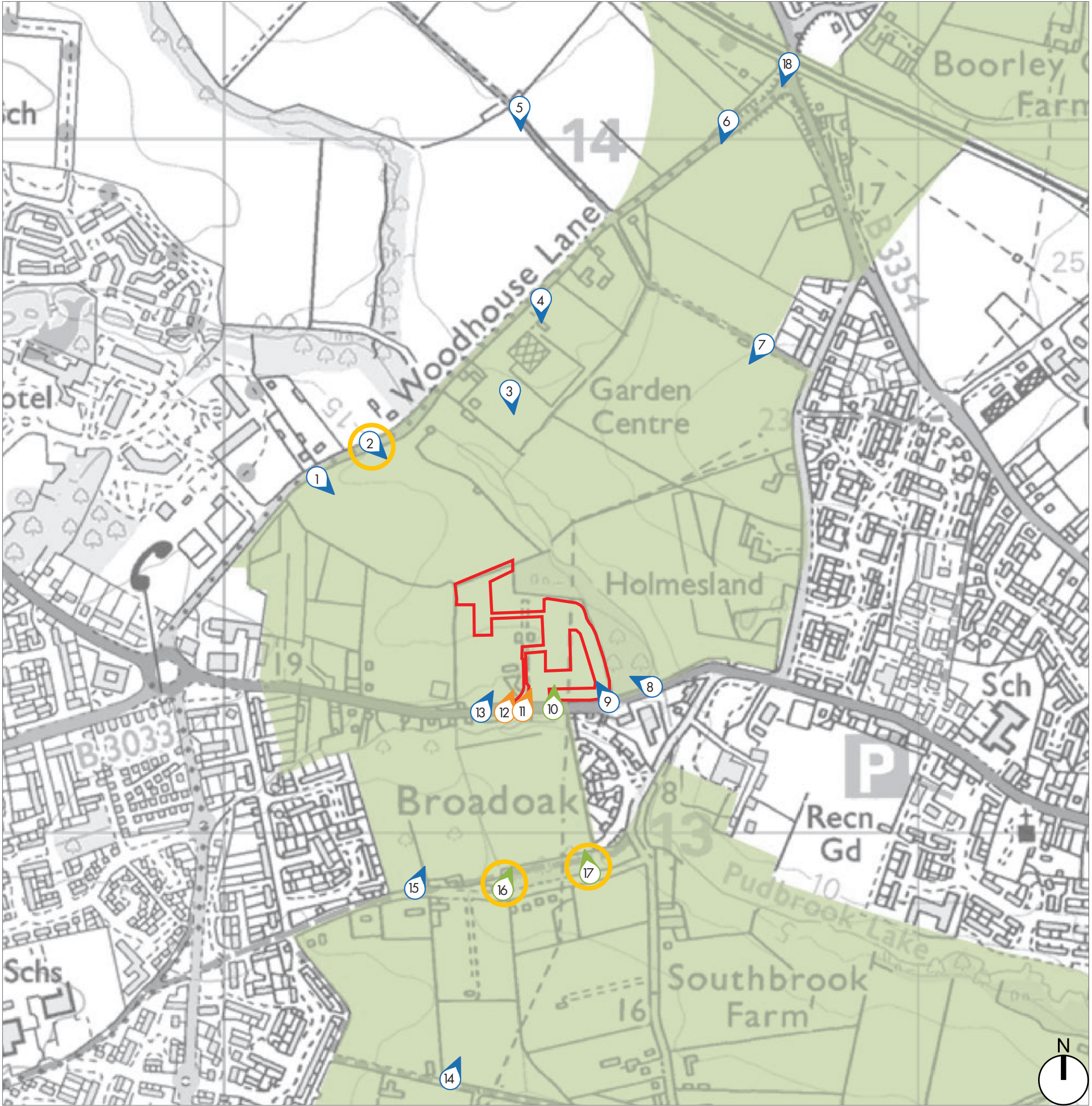


FIGURE 5.2 - VIEWPOINT LOCATIONS FROM THE LOCAL LANDSCAPE (FABRIK, 2022)

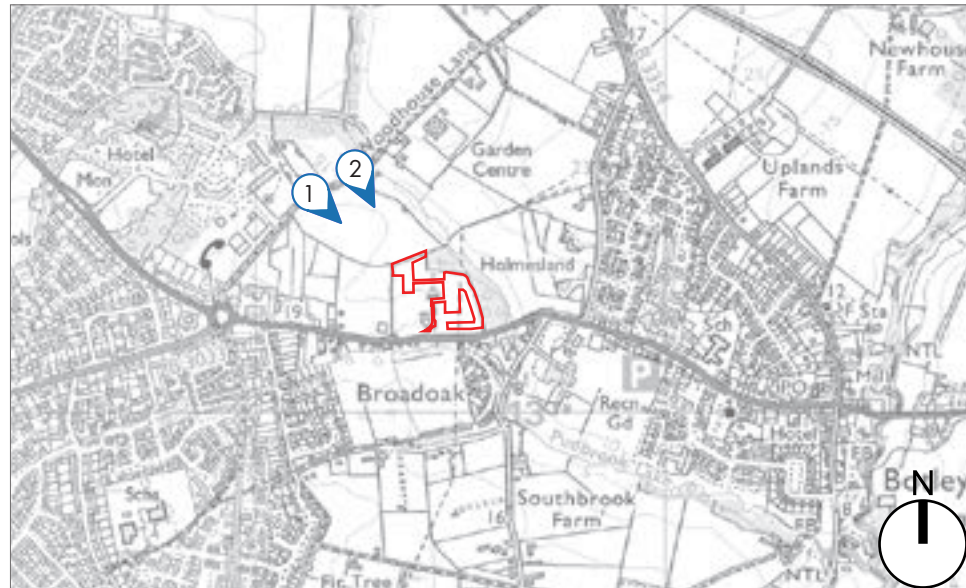


PHOTOGRAPH – VIEWPOINT 1 **VALUE: MEDIUM**
VIEW LOOKING SOUTH-EAST FROM WOODHOUSE LANE ADJACENT TO THE NEW DEVELOPMENT - SNOWDROP PLACE (CURRENTLY UNDER CONSTRUCTION), THE FOREGROUND COMPRISES CONSTRUCTION HERA FENCING FOR THE ROAD WORKS. PARTIAL VIEWS OF THE TEMPORARY WOODEN PALLET STACKS, THE WAREHOUSES AND PARKED VEHICLES TO THE NORTH-WEST OF THE SITE (OUTSIDE THE SITE) ARE APPARENT THROUGH THE WINTER VEGETATION. HOWEVER, THE SITE IS TRUNCATED DUE TO THE COMBINATION OF VEGETATION AND LANDFORM.



PHOTOGRAPH – VIEWPOINT 2 **VALUE: MEDIUM**
VIEW LOOKING SOUTH-EAST FROM WOODHOUSE LANE FURTHER NORTH FROM VIEWPOINT 1. AGAIN, PARTIAL VIEWS OF THE TEMPORARY WOODEN PALLET STACKS AND THE WAREHOUSES OUTSIDE THE SITE OCCUR, FILTERED THROUGH THE WINTER VEGETATION. THE CONSTRUCTION HER FENCING ARE APPARENT IN THIS VIEW.

NOTE: VIEWPOINT 1 AND 2 WERE ANNOTATED AS PARTIAL VIEWS IN THE KEY VIEWS AND METHODOLOGY DOCUMENT ISSUED TO THE LANDSCAPE OFFICER. HOWEVER, FURTHER INTERROGATION HAS BEEN CARRIED OUT AND HAS REVEALED THAT WOODEN PALLET STACKS VISIBLE IN THIS VIEW ARE FROM THE EXISTING OPERATIONAL AREA OF WIDER CCW SERVICES. THE SITE IS NOT DISCERNIBLE IN THIS VIEW.



KEY PLAN



PHOTOGRAPH – VIEWPOINT 3 **VALUE: MEDIUM**
VIEW LOOKING SOUTH-EAST FROM THE CAR PARK OF HILLER GARDEN CENTRE. THE CHARACTER AND AMENITY OF THIS VIEW COMPRISES PARKED CARS, SHOW ROOMS AND CAR WASH FACILITIES WITH WOODLAND TREEBELT BEHIND. VIEWS OF THE SITE AND ITS ADJACENT WAREHOUSES ARE TRUNCATED DUE TO THE INTERVENING VEGETATION.



PHOTOGRAPH – VIEWPOINT 4 **VALUE: MEDIUM**
VIEW LOOKING SOUTH-EAST FROM WOODHOUSE LANE ADJACENT TO THE DEER PARK SCHOOL (CURRENTLY UNDER CONSTRUCTION), THE FOREGROUND OF THIS VIEW COMPRISES ROAD WORK HER FENCING, HILLIER GARDEN CENTRE AND ITS ASSOCIATED PARKED CARS. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF BUILT FORM AND VEGETATION.



KEY PLAN



PHOTOGRAPH – VIEWPOINT 5 **VALUE: LOW**
VIEW LOOKING SOUTH-EAST FROM BRIDLEWAY 114/6C/1 ADJACENT TO THE DEER PARK SCHOOL (CURRENTLY UNDER CONSTRUCTION). VIEWS OF THE HILLER GARDEN CENTRE AND THE TRAFFIC ALONG WOODHOUSE LANE OCCUR. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF BUILT FORM AND VEGETATION.



PHOTOGRAPH – VIEWPOINT 6 **VALUE: MEDIUM**
VIEW LOOKING SOUTH-EAST FROM NORTHERN SECTION OF WOODHOUSE LANE LOOKING ACROSS THE ROAD. THE FOREGROUND OF THIS VIEW COMPRISES CONSTRUCTION OPERATIONS AND MATERIAL STOCK PILING. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF THE CONSTRUCTION ACTIVITIES AND THE LAYERS OF VEGETATION.



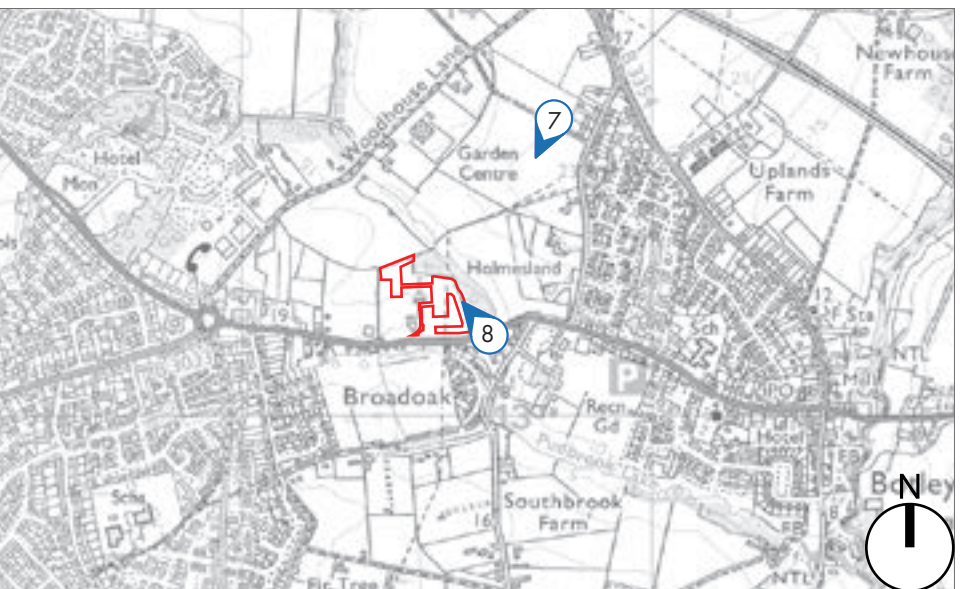
KEY PLAN



PHOTOGRAPH – VIEWPOINT 7 **VALUE: MEDIUM**
VIEW LOOKING SOUTH FROM BRIDLEWAY 026/6/1 ADJACENT TO THE SETTLEMENT EDGE OF BOTLEY. THE FOREGROUND OF THE VIEW COMPRISES THE GRASSLAND WITH THE BUILT FORM / STORAGE SPACE OF HOLMESLAND FARM BEYOND. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF VEGETATION AND THE LANDFORM.



PHOTOGRAPH – VIEWPOINT 8 **VALUE: MEDIUM**
VIEW LOOKING NORTH-WEST FROM BROAD OAK / A334. THE WOODLAND TO THE IMMEDIATE NORTH AND EAST OF THE SITE FORMS THE FOREGROUND IN THIS VIEW, WHICH WHOLLY OBSCURES VIEWS OF THE SITE.



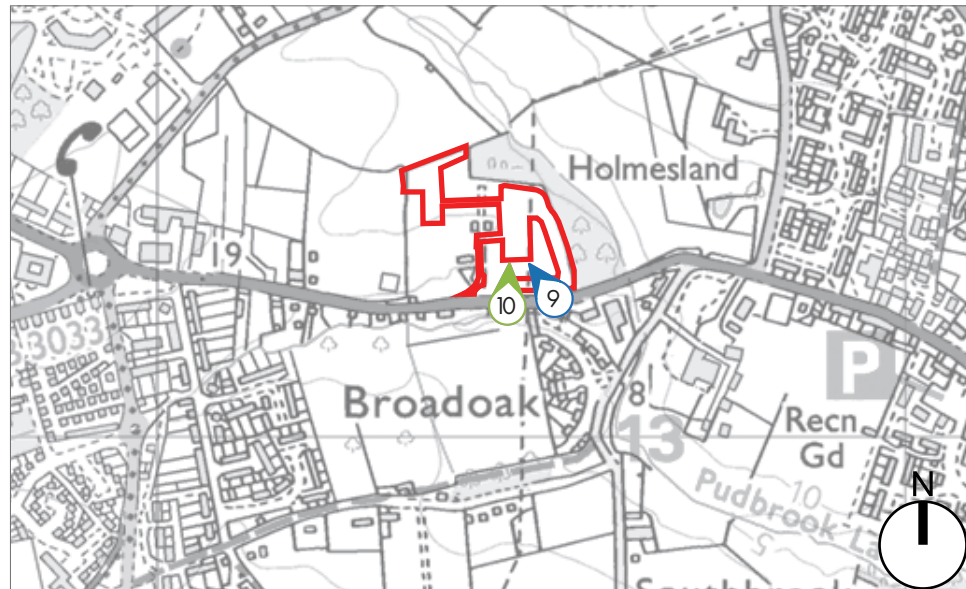
KEY PLAN



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



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



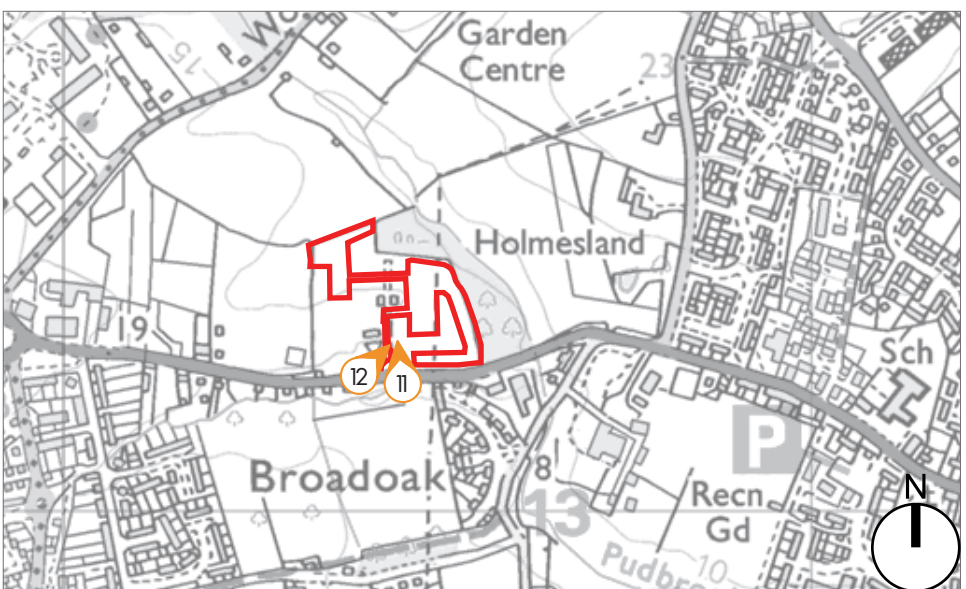
KEY PLAN



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



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



KEY PLAN



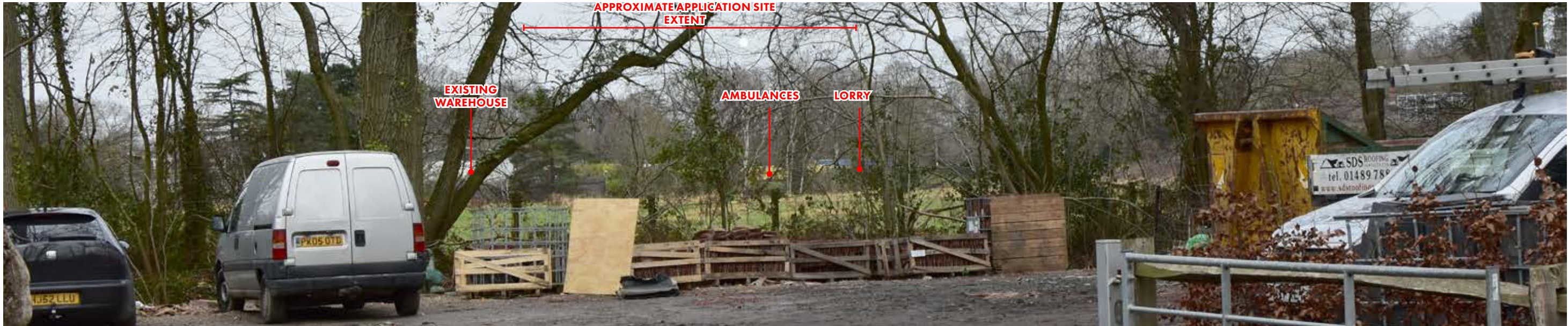
PHOTOGRAPH – VIEWPOINT 13 **VALUE: MEDIUM**
VIEW LOOKING NORTH-EAST FROM BROADK OAK ROAD / A334 ADJACENT TO THE RESIDENTIAL DWELLINGS. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF VEGETATION AND BUILT FORM. HOWEVER, GLIMPSE VIEWS OF ONE OF THE WAREHOUSES OCCUR THROUGH THE GAP IN VEGETATION..



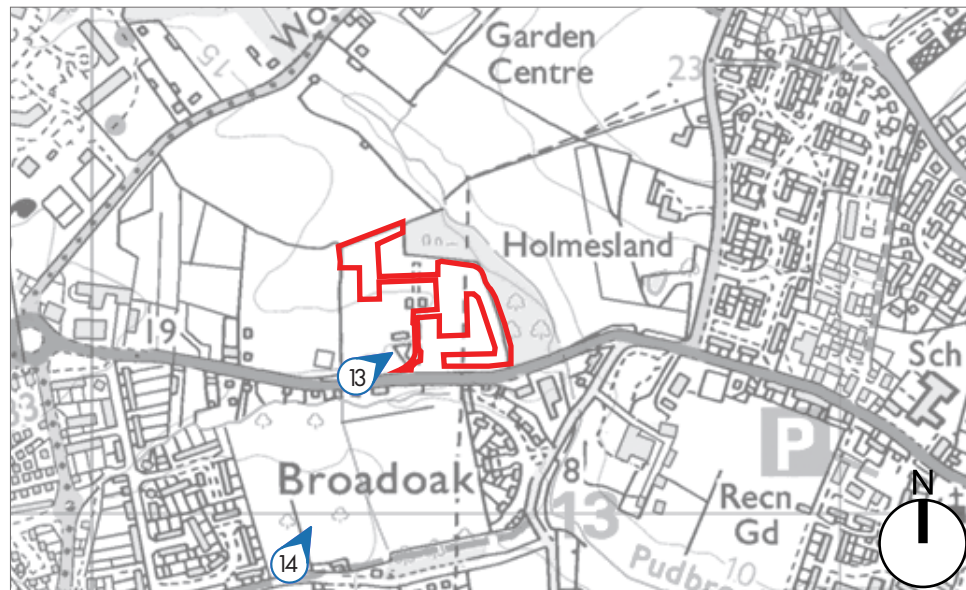
PHOTOGRAPH – VIEWPOINT 15 **VALUE: MEDIUM**
VIEW LOOKING NORTH-EAST FROM BRIDLEWAY 026/17/2 ON THE EDGE OF HEDGE END SETTLEMENT. THE SHEDS OF THE NEARBY FARM ARE APPARENT ON THE FIELD, WITH A TREEBELT BEYOND. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO THE INTERVENING LAYERS OF VEGETATION.



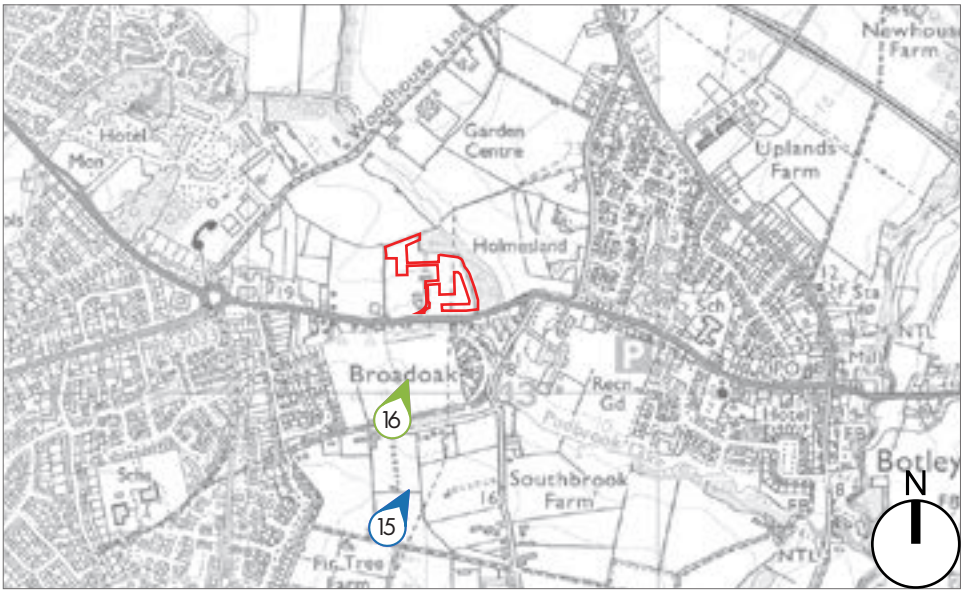
PHOTOGRAPH – VIEWPOINT 14 **VALUE: MEDIUM**
VIEW LOOKING NORTH-EAST FROM FOOTPATH 026/18/1 ADJACENT TO FIR TREE FARM. VIEWS OF THE STABLES AND POLY TUNNEL ARE APPARENT. HOWEVER, VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF THESE AGRICULTURAL STRUCTURES AND VEGETATION.



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



KEY PLAN



KEY PLAN

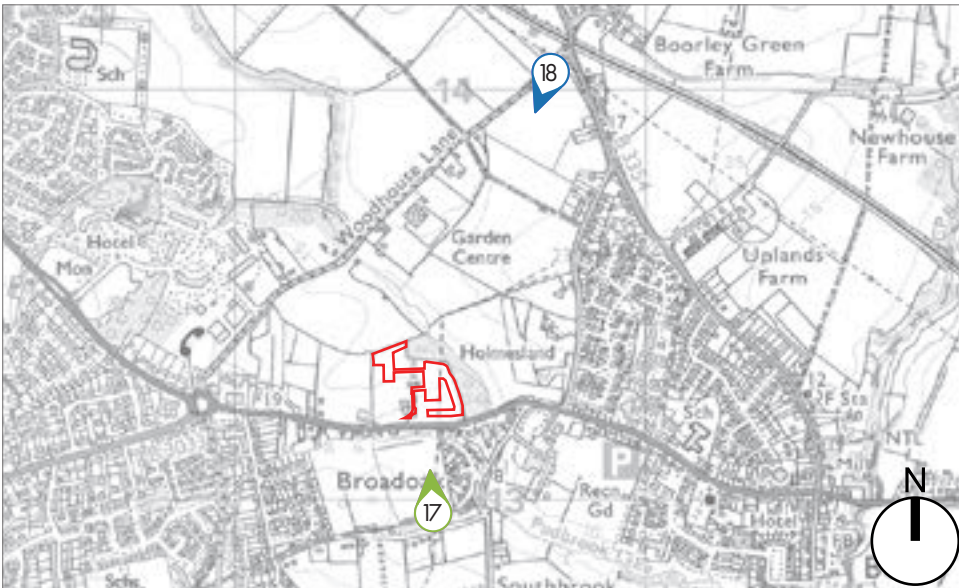


PHOTOGRAPH – VIEWPOINT 17 **VALUE: MEDIUM**
VIEW LOOKING NORTH FROM BRIDLEWAY 026/18/1. THE WAREHOUSE ADJACENT TO THE SITE AND THE AMBULANCES WITHIN THE SITE ARE APPARENT, FILTERED THROUGH THE INTERVENING WINTER VEGETATION.



PHOTOGRAPH – VIEWPOINT 18 **VALUE: MEDIUM**
VIEW LOOKING SOUTH-WEST FROM THE NORTHERN TIP OF WOODHOUSE LANE. THE PYLONS ARE APPARENT, BUT VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF TOPOGRAPHY AND THE LAYERS OF VEGETATION.

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



KEY PLAN

6.0 LANDSCAPE MASTERPLAN

6.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

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

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

6.2 LANDSCAPE MITIGATION MEASURES

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

- The built form of the warehouse is limited to 7m in height maximum, aligned with the existing ones to the immediate west of the Site;
- Using visually recessive colours to the proposed building, including the dark grey colour vertical profile wall cladding in the upper part of the warehouse.
- Retention and re-profiling of the existing bunds with native hedge planting.
- To implement a 15m wide native treebelt and understorey whip planting along the southern edge of the eastern section of the Site adjacent to Broad Oak road / A334, either side of the overhead cables, which are characteristic of the local landscape.
- Continuous treebelt planting to gap up the existing northern vegetated boundaries north and north-west of the Site, to provide a greater depth of planting concealing views of the proposed parking area within the Site and the existing built form outside the Site in views from Woodhouse Road, providing a landscape enhancement within the Settlement Gap, visual betterment and reduced influence of commercial built form to the north.
- A 20m wide landscape buffer to the northern and eastern edge of the Site to the SINC woodland. The buffer includes a 3-5m wide native hedgerow and shrub planting, with individual trees and rough grassland.
- An attenuation pond is proposed to the north of the Site within the 20m buffer.



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

6.0 LANDSCAPE MASTERPLAN

6.3 PHOTOMONTAGES

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

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

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

Refer to Figure 6.3 opposite for the photomontage locations.

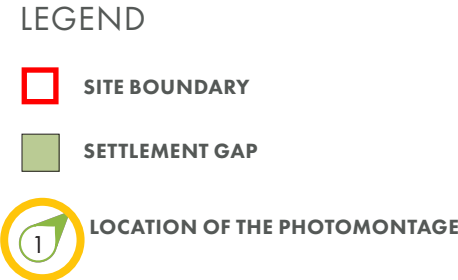


FIGURE 6.2 - VIEWPOINT LOCATIONS FROM PHOTOMONTAGES (FABRIK, 2022)



VIEWPOINT 2 - EXISTING SITE CONDITION



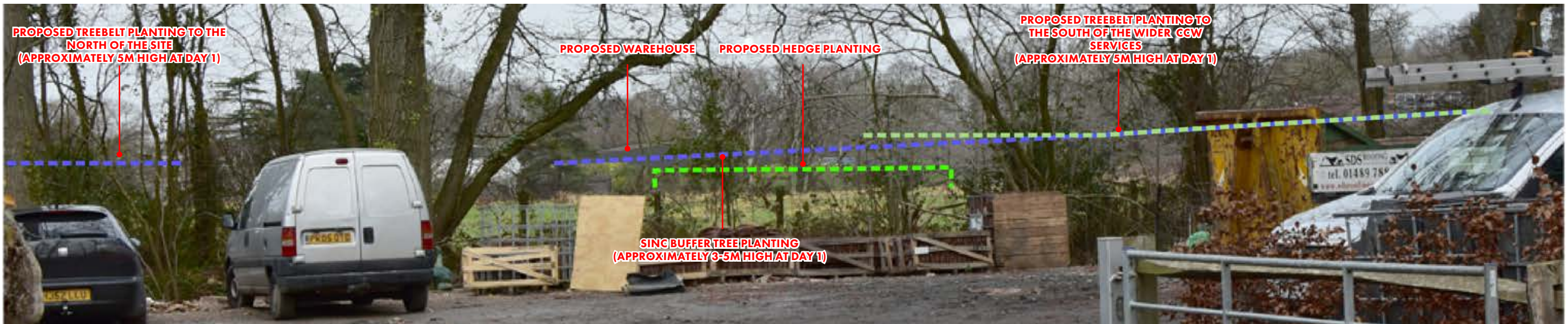
VIEWPOINT 2 - YEAR 1 AFTER COMPLETION



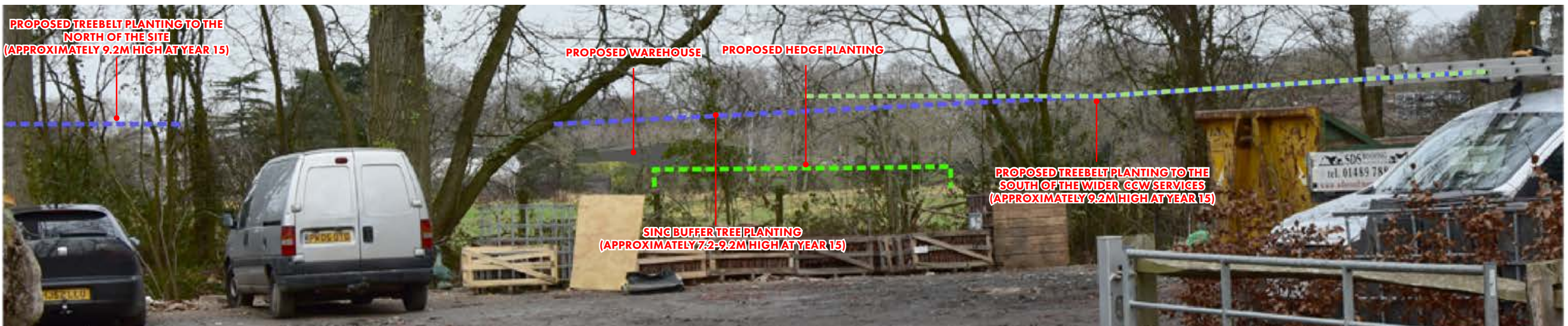
VIEWPOINT 2 - YEAR 15 AFTER COMPLETION



VIEWPOINT 16 - EXISTING SITE CONDITION



VIEWPOINT 16 - YEAR 1 AFTER COMPLETION



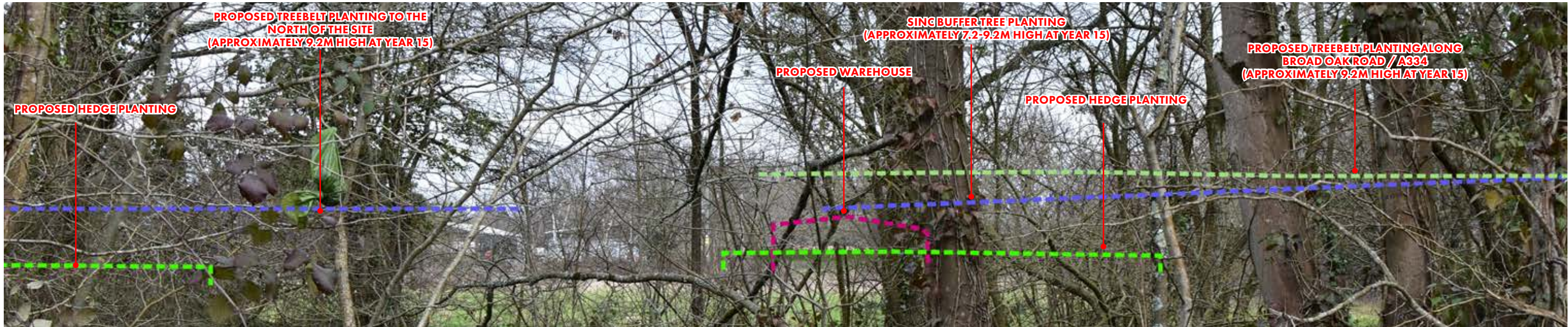
VIEWPOINT 16 - YEAR 15 AFTER COMPLETION
NOTE: DUE TO THE ANGLE OF THIS VIEW, THE PROPOSED TREEBELT TO THE SOUTHERN EDGE OF THE WIDER CCW SERVICES APPEARS TO THE RIGHT OF THE PROPOSED WAREHOUSE, INSTEAD OF FRONTING THE WAREHOUSE.



VIEWPOINT 17 - EXISTING SITE CONDITION



VIEWPOINT 17 - YEAR 1 AFTER COMPLETION



VIEWPOINT 17 - YEAR 15 AFTER COMPLETION

7.0

ADDITIONAL MITIGATION MEASURES

7.1 INTRODUCTION

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

7.2 DURING SITE ENABLING AND CONSTRUCTION PHASE

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

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

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

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

7.3 DURING OPERATION

There are no additional mitigation measures proposed during operational stage.

7.4 HEIGHT AND MASSING

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

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

7.5 TREES AND VEGETATION

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

7.6 MATERIALS

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

7.7 LIGHTING

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

8.0

LIMITATIONS AND ASSUMPTIONS

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

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

9.0

STATEMENT OF EFFECTS

9.1 INTRODUCTION

The assessment of effects consider the operational stage only. As there is no existing built form within the Site, this receptor is subsequently not assessed. There is no proposal outside the Application Site boundary, therefore, the contextual landscape elements will remain unchanged.

9.2 EFFECTS ON LANDSCAPE RECEPTORS

9.2.1 LANDSCAPE CHARACTER

The implementation of the native trees and hedgerow planting, including those within the Site and along the existing woodland edge as part of the landscape buffer to the SINC and the treebelt planting along the northern and southern edge of the Site, will intensify the hedgerows and trees in the district and borough level landscape.

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

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

9.2.2 SITE ELEMENTS

Geology and Soils

The soil to the western section of the Site will be removed, the land will be resurfaced with tarmac for car parking. Therefore, the quality of the soil underneath the new tarmac surface might subsequently be affected. The removal of the top soil will also reduce the quantity of the top soil across the Site. However, the concrete apron to the eastern section of the Site will be removed and replaced with new soil for landscape buffer planting.

The value of the geology and soil is judged to be Low; the susceptibility to the proposed change is High (for the western section) and low (for the eastern section); and therefore the sensitivity is Medium. The magnitude of change is High, as the whole western section will be replaced with tarmac and the majority of the eastern section of the Site will be replaced with new soil.

The overall effect on geology and soil is **Major Adverse** significance (for the northern section) and **Major Beneficial** significance (for the eastern section).

Landform and Drainage

On completion, the broad landform will remain unchanged, whereby the Site continues to slope relatively gently, except the Site entrance area where it slopes towards the road. However, the re-profiling of the existing bunds to accommodate the planting of native hedges and the necessary engineering work to accommodate the drainage and building thresholds will slightly alter the levels within the Site, despite the bunds will be characteristic of the existing Site arrangement. The creation of the attenuation basin

will impact the topography within the Site. The overall drainage strategy of the Site on completion is anticipated to remain unchanged, which continues to fall towards the ditch to the east of the Site adjacent to the woodland.

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

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

Vegetation Cover

The removal of the grassland in the northern section of the Site will see a reduction in this type of the vegetation cover. However, the removal of the existing concrete apron and replacement with landscape buffer planting, together with the proposed native hedges to the eastern and northern section of the Site will increase the vegetation cover. The proposed treebelt planting along Broad Oak road / A334 and the SINC buffer along the eastern edge of the Site will intensify the vegetation cover in this area.

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

The overall effect on vegetation cover is **Moderate Adverse** significance relative to the removal of the grassland to the west of the Site, but **Minor Beneficial** significance relative to the on-site tree planting and native hedges.

Land Use

The removal of the grassland to the northern section of the Site and the removal of the concrete apron to the east of the Site will alter the land use in these areas. Effectively the existing land use to the north will be wholly replaced with hard standing and the planted bund, and a new boundary treebelt, creating a new predominantly hard landscape. The eastern section will be replaced with landscape buffer treatment, which comprises native hedgerow, trees and rough grass.

The value of the land use is judged to be Low; the susceptibility to the proposed change is High; and therefore the sensitivity is Medium. The magnitude of change is High, considering that the whole western section of the Site will be replaced with tarmac. In contrast, the concrete apron to the east of the Site will be restored through landscape buffer planting.

The overall effect on land use is **Major Adverse** significance (to the west of the Site) and **Major Beneficial** significance (to the east of the Site).

Time Depth

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

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

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

Perceptual and Aesthetic Qualities

The perceptual and aesthetic quality of the Site will change from a mixture of grassland and hard surface with parked vehicles to the east of the Site, to a larger hard standing area to the north of the Site, with the warehouse similar to the existing built form to the centre. The change will be more prominent to the northern section of the Site due to its existing land use. Similarly, the change will be significant to the east of the Site due to the removal of the existing concrete apron and the implementation of landscape buffer planting along the entire eastern edge, which comprises native hedgerows, trees and rough grass. The tree planting to the south of the Site along Broad Oak road / A334 will also intensify the vegetation in this area and changes the perceptual qualities.

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

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

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

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

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

The Physical Impact of the Proposal to the Settlement Gap

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

9.0

STATEMENT OF EFFECTS

9.2 EFFECTS ON LANDSCAPE RECEPTORS

The Physical Impact of the Proposal to the Settlement Gap (Continued)

The landscape proposals include native hedges on the eastern and northern sections of the Site, treebelt and understorey whip planting to the northern and southern edges of the Site. The tree planting plus grass bunds with hedgerows on top is characteristic of the local landscape and will connect with the existing vegetation in the immediate context beyond the land ownership.

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

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

The overall effect on physical gap is **Minor Adverse** significance considering the additional built form within the Gap, but **Minor Beneficial** significance considering the implementation of tree, hedge planting and the replacement of the existing concrete apron with landscape buffer planting along the existing woodland edge and the treebelt along the southern edge of the Site along Broad Oak road / A334.

9.3 EFFECTS ON VISUAL RECEPTORS

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

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

Residential Receptors

It is anticipated that the proposed development, including the warehouse and the

new car parking area, will be visible to the Broadway Farm residential dwelling to the immediate west of the Site entrance. The character and amenity of this view will change from grassland at the northern section of the Site, to vehicle parking and hard surface, with native hedges and treebelt wrapping the perimeters of this section, but in the context of the existing operations and the Broad Oak Road (A334) thoroughfare.

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

At the same time, residential receptors along Broad Oak Road and within Broadway Farm will see the replacement of the existing concrete apron to the east of the Site with landscape buffer planting and the treebelt along the southern edge of the Site. The existing parked vehicles will also be removed.

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

The overall effect on this group of receptors is **Minor Adverse** significance at worst, but **Minor Beneficial** significance when the proposed vegetation matures, with the implementation of the landscape buffer to the existing SINC woodland and the treebelt planting to the south of the Site along Broad Oak road / A334.

Transient Receptors Using Road Corridors

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

Partial views of the proposed car parking area to the northern section of the Site are anticipated to occur along Woodhouse Lane, to the immediate north of the Site, through the vegetation gap. However, the proposed treebelt planting will, in time, obscure the views looking into the Site.

The value of this group of receptors is judged to be Low; the susceptibility to the

proposed change is Low due to its settlement edge location; and therefore the sensitivity is Low. The magnitude of change is Low due to the majority of the proposals are anticipated to be truncated but also considering the implementation of new planting, characteristic of the area.

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

Transient Receptors Using Public Rights of Way

It is anticipated that on completion, the existing parked vehicles will be removed, but the proposed warehouse will be discernible from Bridleway 026/17/2 to the south, filtered through winter vegetation, and in the context of the existing warehouse buildings and the service yard in the foreground. However, the combination of the hedgerow planting on the mound along with the proposed planting along the southern edge of the Site will filter views of the proposals further. The proposed car parking area to the west of the Site is anticipated to be truncated in views, due to the combination of built form and vegetation.

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

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

The overall effect on this group of receptors is **Minor Beneficial** significance, considering the removal of the existing parked vehicles and the screening effect to CCW Service overall when the planting matures.

Receptors from Commercial, Employment Area and School

Similar to the above, the future parked vehicles will be removed from this view but the proposed warehouse is anticipated to be discernible from SDS Roofing service yard along Bridleway 026/17/2, through the intermittent winter vegetation. However, the proposed planting along the southern edge of the Site will assist in filtering views towards the proposals.

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

The overall effect on this group of receptors is **Minor Beneficial** significance.

9.0

STATEMENT OF EFFECTS

9.3 EFFECTS ON VISUAL RECEPTORS (CONTINUES)

Receptors from Historic Park and Garden and Listed Buildings

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

The proposed treebelt planting to the northern edge of the Site will be discernible from the edge of Botleigh Grange Hotel along Woodhouse Lane. Refer to photomontages 1 (viewpoint 2)

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

The overall effect on this group of receptors is **Negligible** significance.

The Visual Impact of the Proposal on the Settlement Gap

The proposed warehouse and the parked vehicles are anticipated to be truncated in views from the settlement edge of Hedge End along Woodhouse Lane due to the dense woodland block to the north and east of the Site. However, views of the existing built form and the temporary wooden pallet stacks will be reduced due to the proposed individual trees along the northern edge of the Site, which will bridge 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 proposals are anticipated to be truncated moving northward and southward, due to the combination of the existing built form, the landform and the vegetation along the field boundaries.

Views of the proposals, including the warehouse and the treebelts, are anticipated to truncated continuously from the settlement edge of Botley due to predominantly the vegetation.

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. The rest of the proposals, including the warehouse and the internal vegetation are anticipated to be obscured primarily by the intervening steep banks, but also the new native planting, which is characteristic of the Gap.

Therefore, with the development in place, the character and amenity of the perceived Gap between Hedge End and Botley will not be significantly 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.

The value of this group of visual receptors moving through the Gap is judged to be Medium - Low; the susceptibility to the proposed change is Medium - Low; and therefore the sensitivity is Medium - Low. The magnitude of change is Medium from Broad Oak road / A334 and Low from the rest of the areas.

The overall effect on this group of receptors is on balance is **Minor Adverse** significance considering the views of the new built form and **Minor Beneficial** significance considering implementation of the tree and hedges planting.

ASSESSMENT AGAINST LANDSCAPE POLICY AND LANDSCAPE CHARACTER

10.1 INTRODUCTION

The various tiers of planning policy and guidance documents have been a key consideration throughout the assessment of landscape and visual effects and landscape design input to the scheme proposals.

The Site lies within the Settlement Gap of Eastleigh Borough Council. The Site comprises hard surfaces and a grassland and abuts a woodland to the north and east, Broadk Oak road / A334 to the south, the existing warehouses and associated operations of CCW Services and Broadway Farm dwelling to the west.

There are no other designations covering the Site nor does the site lie within a protected viewing corridor. The woodland treebelt abutting the eastern and northern boundaries of the Site is designated as Local Nature Conservation.

Through the preparation of this iterative assessment, the contribution the Site plays in the wider Settlement Gap in terms of physical and visual attributes have been considered.

10.2 NATIONAL POLICY & GUIDANCE

The proposed development seeks to erect a warehouse, which is sensitively placed in the surrounding context and muted in colour. Native hedges are proposed to the eastern and northern sections of the Site. A 15m wide treebelt and understorey whip planting is also proposed along the southern edge of the Site, along Broad Oak Road (A334), to join up the landscape framework in the wider Settlement Gap. Treebelts are also proposed along the northern edge of the Site filling the vegetation gaps. A landscape buffer is proposed to the northern and the eastern edge of the Site to the existing SINC woodland. It is anticipated that there will be no change to the setting of the Holmesland and Botley Grange Hotel Registered Park and Garden (privately owned) arising from the proposal, due to the clusters of trees wrapping around the Farm and the woodland block to the north and east of the Site.

The development proposals, as far as possible, meet the requirements of National Planning Policy Framework (NPPF) section 2 sustainable development, section 12 well-designed places, section 15 enhancing the natural environment and section 16 conserving and enhancing the historic environment and the associated sections in the Planning Practice Guidance (PPG), including climate change, natural environment and good design.

10.3 LOCAL PLAN POLICY & GUIDANCE

10.3.1 EASTLEIGH BOROUGH LOCAL PLANS

Strategic policy S6, Protection of Settlement Gaps

The proposals sensitively locate and orientated the warehouse built form to the north-west of the Site adjacent to the existing warehouses, with treebelts proposed along the northern and southern edges of the Site.

With the development in place, the character and amenity of the physical and perceived Gap between Hedge End and Botley will not be significantly altered due to the combination of the existing vegetation, landform and built form. In time, the proposed additional trees to the northern edge of the Site will filter views of existing built form looking from Woodhouse Lane. The treebelt along the southern edge of the Site will filter views looking from Bridleway 026/17/2 and improve the landscape character along Broad Oak Road (A334). This combination of measures will therefore, over time, result in a physical and visual enhancement to a small section of the Gap, reducing the existing visual perception of the current operations. The perception of leaving Hedge End, passing fields, dwellings, commercial premises and woodland will remain with the proposed development beyond in place.

Strategic policy S5, New Development in the Countryside & Strategic policy S9 - Green Infrastructure & Policy DM1, General criteria for New Development

The proposals include a number of treebelts with understorey whip planting to the southern and northern edges of the Site, which are characteristic of the local landscape; and the landscape buffer planting to the east of the Site. The vegetation, in time, will create not only visual mitigation to the proposed and existing built form, but also strong arboreal and habitat links with the established woodland to the immediate north and east and the countryside beyond.

Policy DM1, General criteria for New Development

The proposed treebelt planting and the native hedges will improve the landscape character and appearance of the Site. The proposed treebelt with understorey planting to the southern edge of the Site will enhance the character and appearance of this stretch of Broad Oak Road (A334). Similarly, the proposed vegetation will contribute to the biodiversity in the local area. The proposed vegetation to the northern edge of the Site will filter views looking from Woodhouse Lane into the existing operational area of CCW Services and hence improve the views. This positive Green Infrastructure response, will connect to the existing woodland and treebelts to the local landscape.

The scale and massing of the proposed warehouse is compatible with the existing built form to the west, where a series of warehouses occur. The facade materials will be muted and minimise the visual impact wherever possible.

Policy DM11, Nature Conservation

The proposed built form is set back from the woodland block to the immediate east and north of the Site, which is designated as a SINC, to minimise any direct impact to the area, with a 15m buffer to the SINC. Furthermore, The proposed treebelt to the northern and southern edges of the Site will provide the opportunity to extend wildlife corridors into the Site, increasing connectivity with the wider landscape.

Overall, with the development in place, Hedge End and Botley 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 local area and will, 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.

This part of the Gap comprises a mixture of residential and commercial dwellings with fields beyond. The character of the Site is relatively enclosed visually and part of the Site is heavily developed. Therefore, it is not a pristine rural countryside and does not play a significant role in the character of the Gap. The proposals will intensify the commercial character in a localised part of the Gap, but will not alter the key characteristics of this area and will not effect the countryside beyond.

However, the proposed treebelt planting to the north and south of the wider CCW Services will, in time, provide greater concealment to the existing operations in a way that is characteristic of the Gap landscape.

The separate identities of Hedge End and Botley in this part of the Gap are retained by the sequence of fields, dwellings, commercial uses and woodland. 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, along with the existing warehouses to the west.

The proposals will not physically nor visually diminish the Gap between Hedge End and Botley. The proposals include treebelt planting along the northern and southern edges of the Site, which, in time, will provide greater concealment to the existing operations in a way that is characteristic to the local landscape. The proposed warehouse is sensitively located and orientated, with recessive colour applied to the vertical profile wall cladding in the upper part of the façade. The lighting is to be designed to be as low as possible, directional into the Site and shielded with no backward glare.

10.3.2 SETTLEMENT GAPS

The Site lies within the Settlement Gap 7 - Hedge End and Botley within the Eastleigh Borough Council Local Plan (2016 - 2036) - Countryside Gaps Background Paper (June 2018). However, the Site displays little attributes of the key character features of Gap 7. The Site also lies within the Gap Analysis Area 1 - Botley, Hedge End & Boorley Green and sub-area 16 in the Eastleigh Borough Settlement Gap Study (October 2020).

In terms of the definition of character and separation of settlement, the Site does not play a significant role to this Gap, as it is relatively enclosed and part of the Site is already developed and is not pristine rural countryside, and it is already influenced by the neighbouring built form. 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."*

Despite the scale and mass of the warehouses of the existing 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, in conjunction with the fields adjacent to the settlement edge. The Site has an existing relationship with the built form from the wider CCW Services. Despite part of the Site being grassland, it does not connect

ASSESSMENT AGAINST LANDSCAPE POLICY AND LANDSCAPE CHARACTER

physically with the fields outside the Site and is bound by the busy Broad Oak road / A334. Furthermore, the Site lies in the central part of this Gap and readily influenced by its immediate commercial and residential development, and the Site does not lie within the narrowest part of the Gap.

The proposed warehouse will lie to the centre of the Site, set well back from Broad Oak road / A334, as a new addition in the context of the existing warehouses. Therefore, it is anticipated that the built form will not be readily perceived. Furthermore, treebelt with understorey planting is proposed along the southern edge of the Site, i.e. along Broad Oak road / A334 and the northern edge of the Site. This will provide an enhancement to the Gap, providing greater concealment to the existing operations in a way that is characteristic of the Gap landscape.

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 maintain 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 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 bound by the physical attributes surrounding the Site. Therefore, the land on its own plays little role of the separation of settlements.

The proposals have responded positively to the Gap enhancement opportunities. The proposed treebelt to the north and south of the Site will reinforce and enhance the parcel's boundary to create the visual separation between the between the proposals, the settlements edges and the thoroughfare.

10.4 LANDSCAPE CHARACTER APPRAISAL

The proposed development is consistent in character with the existing, neighbouring warehouse buildings. Furthermore, the proposed trees to the northern edge of the Site, the native hedges to the eastern and western sections of the Site and the treebelt to the southern edge of the Site with understorey planting, together with the landscape buffer planting adjacent to the existing woodland, will supplement the existing vegetation in the local area. The species chosen are native and characteristic of the area.

Therefore, the proposals are in line with the County and Borough level landscape character and associated landscape management guidelines.

11.0

CONCLUSIONS

The Site lies within the countryside between Hedge End and Botley, Hampshire and within the Settlement Gap identified at the Eastleigh Local Plan (2016 - 2036). It 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 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 a continuous countryside free from development either.

The existing operational area 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 trebelt 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 absence.

Within the Settlement 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 a 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 and does not connect physically with the fields outside the Site.

The proposed warehouse is sensitively located and orientated, with recessive colour applied to the vertical profile wall cladding in the upper part of the façade. The proposals also include treebelt planting along the northern edge of the Site

and southern edge of the wider CCW Services, which in time, will provide greater concealment to the existing operations in a way that is characteristic to the local landscape. The 20m wide landscape buffer to the northern and eastern edge of the Site will provide a soft transition between the existing woodland and the internal Site. The lighting is to be designed to be as low as possible, directional into the Site and shielded with no backward glare.

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

The proposed warehouse and the parked vehicles are anticipated to be truncated in views 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 treebelt along the northern edge of the Site will gap up the existing fragmented vegetation 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, storage areas and the proposed car parking area in views from this direction. Views of the proposed treebelt and understorey whip planting along the southern edge of the Site 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 premisses. The visual separation between the two will continue to be retained and improved by the proposed treebelt vegetation in time.

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

The 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 between 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, orientation and use of façade materials for the warehouse and the proposed treebelt planting to the northern and southern edges of the Site, 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.

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