

Landscape Proposals

- 5.35. An ecological appraisal was carried out in April 2023 and recommendations were made to offset the potential impacts of the proposed construction. These mitigation recommendations have been included within the design proposals and include:
- Provision of bird and bat boxes suitably located by an ecologist. Bird boxes should include House Sparrow, Swift and/or House Martin;
 - Provision of lawn habitats derived from the existing grasslands on site by use of top soil in the two areas of grassland;
 - Provision of a mixed native species hedgerow around the boundaries of the proposed gardens, joining existing off site woody vegetation would provide new linear routes through the landscape and would be a benefit to biodiversity locally;
 - Planting of native deciduous trees and shrubs as part of garden landscaping;
 - Wildlife friendly ornamental planting (ie pollinator friendly species) to be created in landscaping borders;
 - Provision of a pond/wetland feature in the gardens;
 - Retention and enhancement of remaining grassland areas of the wider landholding
 - Removal of tipped materials from the site, particularly the grassland.
 - Management of native species hedges for wildlife, with reduced cutting on rotation.

Hedgerows

- 5.36. The creation of native species hedgerows along the boundary of the gardens and around the wider site will deliver a valuable enhancement for the site and will provide mitigation for the loss of habitats over the site. The existing fir hedges near the western boundary and within the site will be removed once the adjacent native hedge has grown tall enough to provide visual enclosure. The new native hedges are likely to improve connectivity for bat foraging and the movement of mammals and insects, whilst providing an important food source for resident, migratory and over-wintering birds. The following species mix provides a variety of native species that are typical of the local landscape and have been included in the hedge mix:
- hawthorn *Crataegus monogyna*
 - blackthorn - *Prunus spinosa*,
 - hazel - *Corylus avellana*,
 - grey willow - *Salix cinerea* subs *Oleifolia*,
 - field maple *Acer campestre*,
 - Buckthorn - *Rhamnus cathartica*,
 - Holly - *Ilex aquifolium*
 - Dog rose - *Rosa canina*
 - Honeysuckle - *Lonicera periclymenum*
 - Hornbeam - *Carpinus betulus*
- 5.37. In order to create a better visual splay for the entrance drive some of the existing boundary hedge adjacent to the entrance from Winchester Road will be removed. This will be replaced by native wildflower grass (mown as required) along the road edge, with native woodland species planted in the space behind filling the gap created with the removal of the fir hedge adjacent to the proposed new native hedge.
- 5.38. Areas of the paddock will be allowed to develop a tall grassland edge habitat to attract reptiles. Where possible, probably at the outer edges of the paddocks, the existing grass sward will be enhanced with overseeding with native wildflowers and grasses and will be subject to a restricted mowing regime, allowing the grasses to flower in early summer and provide food and habitat for invertebrates, reptiles and birds.

Wildlife Ponds

- 5.39. Although the ecological survey concludes that there will be little impact on reptile and amphibian habitats it does include recommendations for the provision of ponds within the gardens. These will be constructed at the outer part of the gardens in order to connect into the wildlife corridors created by the hedge network. The ponds will be natural, with shallow water areas to encourage wetland plants.

Hedgehog passes

- 5.40. The use of a post and rail fence with stock fence against a native hedge normally allows for the passage of small mammals and reptiles, however, additional openings will be provided to allow passage of large mammals such as hedgehogs.

Reptile hibernacula and dead wood/compost piles

- 5.41. These habitats are created from dead wood and turf and provide ideal habitats for invertebrates and reptiles. These will be provided within suitable areas of the paddock and new woodland copses when trees are felled or pruned.

Tree planting

- 5.42. Additional standard tree planting will be located throughout the development, including within the gardens and the new hedges. Trees will be planted outside the garden to Plot 2 to provide visual screening of the new house from the caravan park on the other side of the Winchester Road. Additional trees will be planted to create small woodland copses including behind the existing hedge to Winchester Road and at the entrance as outlined above for the visibility splay. Tree species include English oak, alder, small-leaved lime, crab apple, hornbeam and beech.

Lighting

- 5.43. Floodlighting is to be avoided, with the used of directional lights shining away from the eastern boundary tree line and off-site hedgerows. Low level lighting to be used in the gardens and driveways.

Boundary treatment

- 5.44. Individual gardens will be enclosed where adjacent to the road and footpath with a 1.5m high simple timber post and rail fence with stock fencing. Where possible this will be set within a native hedge, with the hedge whips planted in a staggered row on either side of the fence with the aim of eventually the fence being covered by the hedge. Where not possible, the fence will be located on the outside of the hedge.
- 5.45. Where the hedge to Winchester Road is removed and replaced with woodland planting and a new native hedge, a 1.5m high simple timber post and rail fence with stock fencing will be included as above.

Paving

- 5.46. The outer 6m of the driveway where it meets the carriageway will be surfaced with a permeable block paving such as Marshalls Tegula or stone cobble blocks. This will be laid on a permeable hardcore base to minimize water runoff into the highway.
- 5.47. The inner area of the driveway will be paved with a retained gravel system such as Cellweb Gopla or similar, where the gravel is retained in a cellular product to minimise gravel movement and to create a surface suitable to take vehicular loading. Where vehicular loading is not expected the surface may be loose gravel.

Ecological Proposals

An ecological appraisal was carried out in April 2023 and recommendations were made to offset the potential impacts of the proposed construction. These mitigation recommendations have been included within the design proposals and include:

- Provision of bird and bat boxes suitably located by an ecologist. Bird boxes should include House Sparrow, Swift and/or House Martin;
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- Planting of native deciduous trees and shrubs as part of garden landscaping;
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- Retention and enhancement of remaining grassland areas of the wider landholding
- Removal of tipped materials from the site, particularly the grassland.
- Management of native species hedges for wildlife, with reduced cutting on rotation.

Biodiversity Enhancement:

The creation of native species hedgerows along the boundary of the gardens and around the wider site will deliver a valuable enhancement for the site and will provide mitigation for the loss of habitats over the site. The existing fir hedges near the western boundary and within the site will be removed once the adjacent native hedge has grown tall enough to provide visual enclosure. The hedges are likely to improve connectivity for bat foraging and the movement of mammals and insects, whilst providing an important food source for resident, migratory and overwintering birds. The native species provides a variety of native species that are typical of the local landscape and have been included in the hedge mix: hawthorn *Crataegus monogyna*, blackthorn - *Prunus spinosa*, hazel - *Corylus avellana*, grey willow - *Salix cinerea* subs *Oleifolia*, field maple *Acer campestre*, Buckthorn - *Rhamnus cathartica*, Holly - *Ilex aquifolium*.

In order to create a better visual splay for the entrance drive some of the existing boundary hedge adjacent to the entrance from Winchester Road will be removed. This will be replaced by native wildflower grass (mown as required) along the road edge, with native woodland species planted in the space behind filling the gap created with the removal of the fir hedge adjacent to the proposed new native hedge.

Reptiles and amphibians: Areas of the paddock will be allowed to develop a tall grassland edge habitat to attract reptiles. Where trees are felled or pruned, the arisings will be used to create reptile hibernacula and dead wood piles, located at the edges of the paddocks where the grass remains tall

Lighting

Lighting
Floodlighting to be avoided, with the used of directional lights shining away from the eastern boundary tree line and off-site hedgerows. Low level lighting to be used in the gardens and driveways.

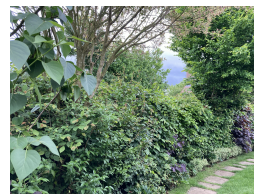
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Where the hedge to Winchester Road is removed and replaced with woodland planting and a new native hedge, a 1.5m high simple timber post and rail fence with stock fencing will be included as above.



Post and rail fence with hedge



Mixed native hedge

Paving

The outer 6m of the driveway where it meets the carriageway will be surfaced with a permeable block paving such as Marshalls Tegula or stone cobble blocks. This will be laid on a permeable hardcore base to minimise water runoff into the highway.

The inner area of the driveway will be paved with a retained gravel system such as Cellweb Gopla or similar, where the gravel is retained in a cellular product to minimise gravel movement and to create a surface suitable to take vehicular loading. Where vehicular loading is not expected the surface may be loose gravel.



Geosynthetics golpla or similar retained gravel system



Marshalls Tegula



	Cellweb or similar contained gravel surface to private drive where significant wear anticipated, otherwise, loose gravel		Proposed native hedge with post and rail fence		Proposed native hedge to be removed to improve sightline		Natural pond within gardens
	Granite sett or cobble paving to entrance to private drive		Proposed native hedge		Proposed native hedge to be removed once adjacent proposed native hedge has matured		
	Area of planting left below 400mm high for visibility splay		Existing Tree to be retained		Woodland planting		Proposed native trees planted as standards or larger within paddock or garden as specimen
			Amenity lawn		Wildflower meadow planting		

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Client	Old Oak Farm	Drawn By	Date Sept 8 2023
Project		H. Palmer	Rev. A: layout amended
Title	Landscape Strategy	Scale 1:300@A1	L179/B01

Fig. 5.11. Landscape Strategy

6. LANDSCAPE CHARACTER IMPACT ASSESSMENT

Landscape Character Summary

- 6.1. Old Oak Farm lies towards the top of a hill rising from the Bow Lakes river valley to the north to Fair Oak and Crowdhill to the south. The farm lies just below the ridgeline and gives good views to the north over the valley towards Colden Common and Owslebury. This is an area of mixed rural agricultural land with extensive development, mostly low level housing developments, punctuated with woodland copses. Although the views are extensive, the general development within the area does not result in a remote feel to the area.
- 6.2. None of the buildings are listed and there are no listed buildings in the vicinity. There is a scheduled monument of a park pale of Marwell immediately to the north of Old Oak Farm. There is no public access.
- 6.3. The property is well enclosed by vegetation. A mature but uncut native hedge borders Winchester Road along the entire length of the property which prevents views into the property. There is an evergreen fir hedge just behind this native hedge. To the north of the property is a native hedge and there are field boundaries also of native hedges and self set brambles and pioneer tree and shrub species. The southern boundary is also a fir hedge and there are further fir hedges dividing the property. The eastern boundary consists of mature goat willow, pedunculate oak and hawthorn with a hedge below. This also prevents views from the neighbouring property to the east.
- 6.4. The existing property sits well back from Winchester Road within an area of paddocks. Some of the paddocks are given over to grazing of horses and goats. There is an area of garden to the west which is somewhat overgrown. The mobile homes are not visible from the main road and the access from Winchester Road is a simple track with metal gate. There are areas of storage of materials including derelict caravans alongside the track to the northern paddocks. All the tracks are informal gravel or rubble surfaced.
- 6.5. Old Oak Farm lies on the B3354, Winchester Road which is the main road through Fair Oak. There are occasional views into the paddocks of Old Oak Farm from the northern parts of Winchester Road but the existing buildings are hard to see. There is a public right of way (footpath) which runs through Crowdhill to the north of the property, crossing Winchester Road to run through the garden centre to the west and The Mount to the east. There are no views from the footpath to the property due to the intervening vegetation and topography.
- 6.6. Old Oak Farm lies on the side of a valley which runs from Bow Lakes and Fisher's Pond in the north to Crowdhill in the south. Due to this topography there are long views from parts of the property over the valley towards the Owslebury downs to the north. However, due to the extensive enclosure by vegetation on the site there are very limited views into and out of the property from the south, east and west.
- 6.7. There is no tranquility designation for Old Oak Farm. The long views over the valley to the downs to the north does give a rural feel however the proximity of the Winchester Road does give a steady low level of traffic noise which does reduce the tranquility.
- 6.8. There is light pollution from the nearby towns of Eastleigh and Fair Oak and more locally from the caravan park to the west and houses on the edge of woodland and the B2177 Portsmouth Road to the north. There is also light pollution from the overlooking windows of the house Waratah immediately adjacent to the south.

- 6.9. The area could be considered semi-rural; the long views to the south give a rural appearance but the expanse of development to the south detracts from this. The landscape is not pristine; fields are divided into paddocks for grazing and other use although as the land rises towards the SDNP to the north over Bow Lake it does become more rural.

Landscape Character Impact Assessment

- 6.10. The overall significance for this Landscape Character Area in the immediate site area is summarised as: **Low Adverse/Neutral**. There will be a low, direct, unavoidable and permanent effect on the immediate landscape character of the site due to the re-development within the site. This is due to the use of part of one of the paddocks for the construction of Plot 2. The inclusion of two replacement houses will have little impact on the landscape character other than the clearance of the vegetation within parts of the garden and the alteration of the topography in places to accommodate the buildings.
- 6.11. The existing evergreen hedges will be retained during construction to give visual screening of the construction works but as soon as the proposed native hedges are sufficiently mature these hedges will be removed to allow the native species to flourish.
- 6.12. The paddocks will be enhanced with wildflower meadow overseeding and leaving to long grass in accordance with the ecological recommendations and the detritus and derelict fencing and caravans/outbuildings will be removed.
- 6.13. Additional woodland planting will be provided at the entrance and throughout the gardens and the existing wooded boundaries will be retained and protected.
- 6.14. All planted boundaries will be retained and enhanced with additional hedgerow species and replacement trees and parts of the paddocks will be enhance and encouraged to flourish as wildflower meadows.
- 6.15. The combination of these landscape enhancements will result in a net gain of biodiversity provision together with increased habitats, hedgerows and trees. Together this will allow the landscape effect to become **Beneficial** when the planting has matured at years five to fifteen.
- 6.16. The wider setting of the site within the local and national character areas will not be significantly affected by the proposals. The field pattern, amount of development or overall character of the setting will not be changed and the development will not be discernible. The effect on the wider landscape character areas is anticipated to be **Neutral**.