

Landscape and Visual Appraisal

SITE A - BROADWAY FARM, BOTLEY

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Authored by: Stephen Wadsworth CMLI

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1. Introduction

1.1 This report is prepared as a Landscape and Visual Appraisal by Briarwood Landscape Architecture Limited by a Chartered Member of the Landscape Institute¹, to accompany a retrospective development at Broadway Farm, Botley ('the site') on behalf of CCW Services Limited.

1.2 The location of the site (referenced as Site A) is shown on the Site Location Plan at Appendix 1. The centre of the site is located at grid coordinate SU 50498 13317.

Appendix 1 – Site Location Plan

1.3 This report assesses the potential effects of the proposed development on the site on :

- Landscape elements and features such as vegetation, topography and water bodies etc.,
- Landscape character and,
- Visual amenity

1.4 The primary objectives of this preliminary LVA are as follows:

- To identify, describe and evaluate the current landscape character of the site and its surrounding area
- To identify, describe and evaluate any notable individual landscape elements and/or features within the site
- To determine the sensitivity of the landscape to the type of development proposed
- To identify potential key visual receptors (i.e., people who would be able to view the proposed development) and to evaluate their sensitivity to the type of changes proposed
- To identify and describe any potential effects of the proposed development in so far as they affect the landscape and/or views.

1.5 Where mention is made to heritage assets such as listed buildings, scheduled ancient monuments etc. then this is done only in the context of such assets being features of the landscape.

¹ In line with TGN 01/20, the author of this report has experience in preparing, coordinating and reviewing Landscape and Visual Impact Assessments and Appraisals.

2. Methodology

Use of the term LVA

- 2.1 This report is presented as a proportionate Landscape and Visual Appraisal (LVA) rather than as an ES related Landscape and Visual Impact Assessment (LVIA).

Guidance

- 2.2 This LVA has been undertaken with regard to the following best practice guidance:
- 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition)' – Landscape Institute/Institute of Environmental Management and Assessment (IEMA).
 - 'Assessing landscape value outside national designations' – Landscape Institute Technical Guidance Note 02/21.

Detailed Methodology

- 2.3 A detailed methodology is given in Appendix 2. As recommended within the published guidance, landscape (elements and character) and visual effects are assessed separately.

Appendix 2 – Detailed Methodology

Nature of an Effect

- 2.4 The nature, as opposed to the scale, of a particular effect on landscape, character and visual amenity can be
- adverse (negative)
 - beneficial (positive) or
 - neutral.
- 2.5 There can also be 'no effect' where the proposed development would result in no change to a particular landscape and/or view so the nature of the effect would usually always be regarded as neutral.

Neutral Nature of a Particular Effect

- 2.6 The neutral nature of a particular effect is one where, on balance, the existing integrity, quality or key characteristics of a landscape or view, would be maintained. The scale/level of effect and whether it will have a positive or negative (or neutral)

consequence are independent of each other so that it is possible to report a major and neutral effect (i.e. an important change, but one which is neither better nor worse).

Default Position

- 2.7** For the purposes of this assessment, unless otherwise stated, any change to the landscape and visual amenity as a result of the proposed development is considered to be permanent and non-reversible and adverse in nature.

Assessment Period

- 2.8** Operational effects are assessed at years 1 and 15 so as to take into account any mitigation measures such as new planting etc. Unless expressly stated otherwise, the effect, and the nature of the effect, at year 15 is considered to be the same as year 1.

Study Area

- 2.9** The initial study area covered a 2km radius radiating from the centre of the site. This distance has been defined as broadly the furthest distance that the development would be theoretically discernible in the landscape. Later in the assessment process, on site evaluations of possible views within this area have indicated that potential visual effects, beyond those of an assessed negligible level, are confined to a distance less than 100 metres from the site boundary.

Photography and Photoviews

- 2.10** Photographs used as part of the detailed visual assessment have been taken using a Canon E05 Mark IV, full frame sensor, digital camera with a 50mm lens. The lens has a standard focal length and is considered to best represent the human eye.
- 2.11** Photography took place in fair weather, with reasonable visibility, on the 19th December 2024. The camera was at a height of approximately 1.6 metres. Leaf cover was absent so visibility was at a maximum. Consideration has been given to the effect on views with a full leaf cover in place and visibility at a minimum.

Caveat

- 2.12** It is acknowledged that by virtue of carrying out the 'visual' element of this assessment, the author has an inherent 'bias' against the proposals to which this report relates. When carrying out the site visit and taking photos from the chosen viewpoint locations (from publicly accessible areas and vantage points), the report's author is actively and deliberately 'looking' for the 'site' within the local landscape.
- 2.13** In reality, visual receptors such as users of the public rights of way network and motorists alike will not 'actively' be 'looking' for the site (or the development) whilst

traversing the public rights of way and road network. Whilst each visual receptor will have a varying degree of appreciation for their surroundings, depending on what they are doing (playing sport, walking, driving), their efforts will typically not be concerned with 'actively' and 'deliberately' looking for any given 'site' or 'proposed development'.

2.14 The photoviews were accurate at the time they were taken. Site conditions can be subject to change, for example garden and field boundary hedgerows can be cut/trimmed by landowners/farmers, trees can be felled by landowners or blown over by adverse weather, and new trees can be planted.

2.15 Therefore, the extent of visibility can potentially increase or decrease since the photoviews were taken. Such eventualities are not within the control of the report's author. The assessment of visibility within photoviews is accurate at the time of writing.

Time sensitivity

2.16 Owing to the evolving nature of the landscape, it is considered that the assessment made in this report should not be relied on beyond 24 months of final issue without a formal review.

3. Baseline Context

Description of the Site

- 3.1** The site lies immediately adjacent to the east of the existing Broadway Farm industrial complex with its associated warehouses and storage areas. The features and immediate context of the site are shown in Appendix 3 – Landscape Features Plan.

Appendix 3 – Landscape Features Plan

- 3.2** An examination of historic aerial imagery suggests that the site was previously part of a larger agricultural field under pasture.
- 3.3** The site boundaries are generally well defined on the ground. The southern boundary is defined by a low earth mound in part with non-native hedge planting. The western boundary is defined by a tall non-native hedgerow with a gap to allow access to and from the adjacent Broadway Farm complex.
- 3.4** The northern and eastern boundaries are contained by a mix of hedgerow planting and deciduous woodland.
- 3.5** A series of context viewpoints help to illustrate the present nature of the site ((see Appendix 4 – Context Views)

Appendix 4 – Context Views

Scale and Geographic Extent of the Proposed Development

- 3.6** The site is considered to be of a small scale relative to its host landscape.
- 3.7** The proposed development in relation to the site itself is considered to be of a large scale. Development would occupy the whole of the site.

The Site and Surrounding Area

- 3.8** The following section describes the individual elements, attributes and key characteristics of the existing site and local landscape that together contribute to an understanding of the local landscape character. The following physical landscape attributes will be described:
- Topography and Landform
 - Hydrology and Water Features
 - Landscape Framework - Trees and Vegetation Cover

- Land Use
- Public Rights of Way
- Public Highways and Transport Corridors
- Settlement Pattern and Built Form
- Landscape Designations

Topography and Landform

- 3.9** The site topography is on or about 15 metres Above Ordnance Datum (AOD).
- 3.10** The landscape in the area around the site gently undulates in a range between approximately 5 metres AOD and 25 metres AOD.

Hydrology and Water Features

- 3.11** There are no obvious water features on or adjacent to the site. The Woodhouse Gully/Pudbrook Lake watercourse comes within approximately 30 metres of the site's north-east corner at its closest point.

Landscape Framework – Trees and Vegetation Cover

- 3.12** The site primarily comprises tarmac hard standing together with a landscape margin to the southern and western boundaries that is mainly hedgerow. The hedgerow vegetation on the site is non-native.
- 3.13** Adjacent to the site's northern and eastern boundaries is an area of native species woodland (Woodhouse Gully Wood) that is identified as SINC (site of interest to nature conservation).

Land Use

- 3.14** The site is currently used for storage and parking associated with the adjacent Broadway Farm complex adjacent to the west of the site.
- 3.15** The Broadway Farm commercial complex comprises warehouses, hardstanding for circulation and storage together with other existing parking areas. The complex is accessed off Broad Oak.
- 3.16** To the north of the site the predominant land use is agricultural and 'horsey-culture'. Immediately south of the site is an agricultural field/paddock that occupies the area between the site boundary and the A334. Immediately south of the A334 is an area of residential development.
- 3.17** The wider area within approximately 0.5km of the site includes a range of other commercial, residential, and business uses.

Public Rights of Way

- 3.18** The site is currently entirely private with no public access. The closest public right of way to the site is 026/17/2 approximately 350metres to the south at its closest point. There is no visual connection between the right of way and the site.

Public Highways and Transportation Corridors

- 3.19** The A334 Broad Oak approximately 100 metres to the south of the site is the closest highway. The A334 is a busy route connecting between Hedge End and Botley.

Settlement Pattern

- 3.20** Settlement in the local host landscape is largely suburban in character and includes extensive areas of residential development dating from the mid 20th century to quite recent associated with Hedge End in the west and Botley to the east.
- 3.21** Development extends almost continuously along the south of Broad Oak between the two settlements of Hedge End and Botley and comprises residential properties of varying ages with most being detached. On the northside of Broad Oak, development is more dispersed with more obvious breaks between clusters.
- 3.22** Woodhouse Lane to the west and north of the site has recently been upgraded. A new link has been created linking the road into Botley.

Designations

- 3.23** The site does not contain nor is it in any statutory or non-statutory landscape protection designation (see Appendix 5 – Designations).

Appendix 5 - Designations

- 3.24** Within the present adopted Local Plan, the site is within a Settlement Gap.

Published Landscape Character Assessments

- 3.25** A hierarchy of national/regional, county and borough published landscape character assessments are available. These respective documents describe the host landscape of the site at an increasingly refined level. The published landscape assessments are intended to provide a foundation for understanding the key component elements and features that characterise the host landscape and potential the site itself.
- 3.26** It is considered that owing to the scale of the proposed development, the effect on the character of the landscape at a national/regional level would be limited. Attention is focused to the finer grain published landscape character assessments at the county and borough level.

County Landscape Character Assessment

- 3.27** The online Hampshire County Council Integrated Landscape Character Assessment (2012) places the site in the site within the 2e Forest of Bere West landscape character area (LCA) (see Appendix 6). The LCA is an extensive area. It is recognised that the published character assessment is now nearly 13 years old and significant development has taken place in the LCA since the assessment's initial publication.

Appendix 6 – 2e Forest of Bere West

- 3.28** The key characteristics of the LCA are given as:

- “A low lying landscape with shallow undulations, predominantly south sloping.
- Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating
- resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade.
- Locally popular accessible woodland areas.
- Permanent pasture, plantations woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns.
- This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns.
- Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no ‘understory’ hedge and occasionally isolated field specimens.
- Extensive C.20th development, including urban expansion and infilling of common-edge settlements.
- Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area.
- Rich biodiversity, including woodland, heathland, grassland and wetland sites. “

NB Underlined text above is author's emphasis

- 3.29** Under the title ‘Physical Characteristics and Land Use’ in paragraph 3.3 it is noted:

“...Urban fringe uses are more pervasive than in the Forest of Bere East, and typically include golf courses, small retail and commercial areas, horse paddocks, high voltage power lines and scattered housing in medium sized plots.”

NB Underlined text above is author’s emphasis

- 3.30** Under the title ‘Experiential/Perceptual Characteristics’ the following is noted in paragraph 4.1:

“Views are predominantly short and often with a wooded backdrop...”

- 3.31** Again in paragraph 4.4 the following is noted:

“This landscape is full of contrasts. The well wooded core Forest of Bere area is intimate, remote and secluded, but its peripheral landscapes have more development and urbanising influences. These are greatest in the western and southern parts of the character area, e.g. the M27 and feeder road network, edge of town development, high voltage power lines and horse paddocks.”

NB Underlined text above is author’s emphasis

- 3.32** In respect of the published county level landscape assessment, it is judged by the author that the Broadway Farm complex represents an established commercial area and the setting of the development on the site represents 20th century, edge of town, development. The local host landscape exhibits urbanising influences that are identified as characteristic of the area in the published assessment. The site has a high voltage power line passing across it.

Borough Landscape Character

- 3.33** The Eastleigh Borough Council Landscape Character Assessment (2011) places the site within the Area 9 Horton Heath Undulating Farmland LCA (see Appendix 7). It is recognised that the published character assessment is now nearly 14 years old and significant development has taken place in the LCA since the assessment’s initial publication. The published character assessment also excludes settlement areas such as Botley and Hedge End although these settlements strongly influence the perceived character of the area.

Appendix 7 – Horton Heath Undulating Farmland

- 3.34** The description of the LCA in paragraph 4.129 states:

“The unifying characteristics of this predominantly agricultural landscape are the gentle undulation of the landform and the pattern of medium-size fields, generally bounded by good hedges with mature hedgerow trees. Small blocks of woodland and copses are dispersed throughout the area. Water courses are scattered through the character area...”

3.35 The key characteristics of the LCA are given as:

- “Undulating landform with frequent low ridges
- Medium size fields usually with good hedges and hedgerow trees rather than woodlands
- Intrusive urban edges in some areas
- Unmanaged or inappropriately managed agricultural land.”

3.36 In the context of the borough level published landscape character assessment, it is judged by the author that the site in its original pre-development state would have formed part of a medium size field. Uncharacteristically, the site is partially enclosed by an area woodland. The latter is characteristic of the local host landscape.

Author’s Assessment of Local Character

3.37 The character of the area within approximately 0.5km of the site boundary is assessed as follows:

- Small to medium scale fields – predominantly pasture and paddocks
- ‘Horsey-culture’ evident
- Typically well treed hedgerow field boundaries
- Little sense of tranquillity – A334 and Woodhouse Lane both busy routes generating continuous movement and noise
- Existing Broadway Farm buildings and complex an established feature of the landscape
- Woodland and riparian vegetation evident and providing a sense of physical and visual enclosure
- Close proximity of urban edge to Hedge End and Botley
- Detached and semi-detached residential properties along A334 especially along south side together with car sales business reduces the perceived separation of Hedge End and Botley
- New development and road alterations to the north.

Baseline Visual Receptors

3.38 A range of visual receptors i.e. people, have been considered as part of a visual assessment. Such receptors include the occupiers of existing residential properties, users of the public highway network and users of the public right of way network.

- 3.39** It is from the public highway and public right of way networks where there is the greatest potential for there to be sight of the proposed development from publicly accessible vantage points.
- 3.40** Typically, users of the public right of way network and open access land will be most sensitive to visual changes in the landscape. For these visual receptors, the appearance of the landscape and particular views are often the primary reason for their using the public right of way or entering open access land.
- 3.41** Similarly, occupiers of residential properties are often sensitive to changes in the view from their habitable rooms. Users of the public highway are regarded as less sensitive to change in a particular view as their main focus is generally in the direction of travel.

Representative Views

- 3.42** A series of representative viewpoints have been chosen to form the basis of a detailed visual assessment (see below). The representative viewpoints have been chosen, where possible, to include different types of visual receptors in different publicly accessible locations and at different distances from the site boundary.
- 3.43** It should be noted that the viewpoints are not intended to be exhaustive. In reality, there would be many more locations within the local landscape from where the proposed development would not be seen as compared to those locations chosen as representative viewpoints where a view is anticipated.

Residential Properties

- 3.44** The potential for any intervisibility between existing residential properties and the site is extremely limited. The greatest potential for intervisibility is with those properties immediately adjacent or close to the site boundary. In this instance there are no residential properties, with the exception of that associated with the existing Broadway Farm development, closer than approximately 120 metres of the site boundary. Even from very close distances, views towards and into the site are greatly restricted by existing vegetation and/or existing built form in the intervening space between the particular property and the site boundary.
- 3.45** For residential properties located at greater distances than 0.5km from the site boundary, the undulating topography of the area and the presence of trees, hedgerows and woodland belts act to restrict many views of the site.

Public Highways

- 3.46** There are comparatively few public highway networks in the vicinity of the site. The greatest potential for views of and into the site is from A334 Broad Oak to the south of the site and from Woodhouse Lane to the west and north. However, views of and into the site from the A334 are greatly restricted by a notable level change along the

highway's northern edge and by the presence of existing vegetation in the space between the potential observer i.e. the user of the highway, and the site boundary.

- 3.47** Elsewhere in the wider landscape, potential views of the site from the public highway network are generally greatly restricted. Such a restriction is brought about through the screening effect of vegetation, topography or built form in the intervening landscape between the road users and the site boundary.

Public Rights of Way. Landscape Designations & Open Access Land

- 3.48** The Site Location Plan shows that there are few public rights of way routes in the immediate vicinity of the site. The greatest potential for intervisibility with the site is from public right of way 026/6/1 to the north of the site. However, potential views of the site from the right of way are greatly restricted by subtle changes in landform and the presence of existing vegetation, in particular Woodhouse Gully Wood, in the intervening landscape.
- 3.49** From the remainder of the public rights of way network, views of the site, and potential views of the site are typically restricted through factors such as the particular route's orientation, changes in topography, and the presence of existing built form and vegetation including field hedgerow boundaries, tree belts and woodland.

4. Description of Development

- 4.1** This section describes the key components of the development. In summary, the existing development comprises a parking/commercial storage area adjacent the eastern edge of the existing Broadway Farm complex.

Access

- 4.2** The development is presently accessed, through a break in the site's existing eastern boundary hedgerow, off the existing hard standing area of the main Broadway Farm complex.

Landscaping

- 4.3** The landscape on the site comprises non-native hedgerow. A tall hedgerow runs along the site's western boundary whilst a second, lower, hedgerow runs along the site's southern boundary.

5. Planning Policy Context

National Planning Policy Framework (NPPF)

- 5.1** The latest iteration of the NPPF was published in December 2023. The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for good design, promoting healthy communities and conserving and enhancing the natural environment.
- 5.2** Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for open countryside and green infrastructure. The key objectives are to protect valued landscapes and, where possible, provide net gains in biodiversity.
- 5.3** The NPPF has been of material consideration as part of our assessment of the site and its setting. The proposed development is deemed to have taken into consideration the overall framework guidance and principles contained within the NPPF.

Local Plan Policy

- 5.4** The site is located within administrative area of Eastleigh Borough Council. The Adopted Local Plan 2016-2036 provides a series of policies. The following policies are relevant to landscape and visual matters.
- 5.5** The site is located within a Settlement Gap as outlined in Policy S6 – 'Protection of Settlement Gaps'. The policy states:
- “1. Development within a Settlement Gap as set out in the policies map will be permitted provided that:
 - a. it would not undermine the physical extent and/or visual separation of settlements; and
 - b. it would not have an urbanising effect detrimental to:
 - i The character of the countryside; or
 - ii The separate identity of the adjoining settlements.”
- 5.6** Paragraph 4.34 explains:
- “Any new development within a settlement gap should not physically and/or visually undermine the gap between settlements. Any new development including the

intensification or redevelopment of existing activities within gaps should seek opportunities to enhance the function of the gap. Consideration will be given to how the proposed siting, design, colours, materials and any storage of materials, lighting, boundary treatment, landscape features, landscape improvements and/or appropriate long term management arrangements serves to ensure the proposed development meets the criteria in policy S6.”

5.7 Policy S5 ‘New development in the countryside’ states in section 2 a):

“...2 In permitting new development in the countryside the Borough Council will seek to:

a) avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area...”

5.8 Policy DM1 ‘General criteria for new development’ states that new development should:

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

d) not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);

e) include a landscape scheme covering the design and layout of external space...”

Response to Policy

5.9 The assessment process has taken into account the above national and local planning policies.

6. Effect on Landscape Elements and Character

Landscape Receptors

- 6.1** The key landscape receptors that are likely to be affected by the proposed development are as follows:
- The proposed development site; and
 - The surrounding landscape as expressed in the published landscape character assessments for the 2e Forest of Bere West LCA and the Horton Heath Undulating Farmland LCA.
- 6.2** The identified landscape receptors are not located within any nationally important landscape such as Area of Outstanding Natural Beauty etc as outlined in the NPPF, within which the landscape value of key receptors would be 'high', and also in terms of tranquillity, landscape condition and scenic quality.

Landscape Susceptibility

- 6.3** In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of an existing commercial built form development adjacent the site, reduces the susceptibility of the site to change as a result of a potential development.
- 6.4** It is considered that the landscape character of the site has capacity to accommodate the existing development. Owing to the visual enclosure of the site, the development has not brought about any perceived loss of openness internally to the site. The site forms a distinct piece of land that in geographic extent is small in scale. The size of the site means that the site does not present any of the key characteristics identified in the various published landscape character assessments.
- 6.5** The susceptibility of the landscape resource, both on the site and in the local landscape, to change of the type present on the site is judged to be low. The existing development on the site has maintained the physical characteristics of the surrounding area.

Landscape Value

- 6.6** The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

6.7 Table 6.1 below seeks to assess the value of the site based on the Box 5.1 criteria GLVIA3 and the Landscape Institute's Technical Guidance Note 02/21 'Assessing landscape value outside national designations'.

Table 6.1 Assessment of Landscape Value of the Site and its Environs

Criteria	Assessment of Value
Landscape quality (condition)	Site - Low Local landscape - Medium. The site itself is in a fair condition internally with no noteworthy landscape features. The wider landscape is considered to be in a fair to poor condition.
Scenic quality	Site – Low Local landscape - Medium. The landscape surrounding the site is variable in its scenic quality but has some aesthetic appeal mainly derived from the presence of mature trees and remnant field boundary vegetation that characterise the area. The site itself has no intrinsic scenic quality.

Rarity	Site - Low. Local landscape – medium The site components are not unusual or rare. The wider area has some ecology value with part of Woodhouse Gully to the east of the site (and the Broadway Farm complex) designated as a SINC (Site of Importance for Nature Conservation).
Representativeness	Site - Low. Local Landscape - medium The site comprises a modern agricultural farm complex and affords none of the key characteristics of the published assessments. The local landscape around the does afford some of the characteristics of the wider landscape as identified in the published landscape character assessments.
Conservation Interest	Site - Low. Local landscape – Medium Neither the site nor its environs contain or are covered by any statutory or non-statutory heritage designation. The adjacent Woodhouse Gully Wood is designated as a SINC.
Recreational value	Site - Low Local Landscape - Low The site is entirely private and, without public access, has no present recreational value.

	The site's immediate environs does have some public rights of way passing and so the wider landscape does have some limited recreational value.
Perceptual qualities	Site - Low. Local landscape – Medium The site has extremely limited intervisibility with the wider landscape. Owing to the site's visually enclosed nature noise and movement from within the site are less able to be perceived from the wider landscape. Noise and movement is readily apparent in the area around the site. Neither the site nor the wider area is tranquil.
Associations	Site - Low. Local landscape – Low There is no known direct association with any historic or cultural figure and the site or the local area surrounding it.

6.8 Based upon Table 6.1 it is assessed that the landscape of the site has a low value. The value of the local landscape is assessed as medium.

Landscape Sensitivity

- 6.9** The sensitivity of a particular landscape to a particular type of development is derived through a judgement based upon a landscape's susceptibility i.e. "the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences" and the landscape's 'value' i.e. "the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons".
- 6.10** Taken into consideration the above factors it is considered that the local landscape has an overall low sensitivity to the type of development present on the site. The site itself is also considered to have a low sensitivity to the type of development already present.

Likely causes of Effect

- 6.11** In the context of the existing development as outlined above, this section sets out an assessment of the likely physical effects on landscape and elements and features together with the anticipated effects on the landscape character of the site and the local area.

Causes of effects during the operational phase

- 6.12** The permanent components of the proposals that may give rise to effects on landscape elements and features and on the character of the landscape include:
- Introduction of a parking/storage area onto the site;
 - Creation of an access point from adjacent commercial area;
 - Erection of new boundary treatments and minor structures;
 - Installation of new soft landscape onto the site i.e. hedgerow shrubs
- 6.13** Effects at completion are primarily concerned with the medium to long term change to the landscape from its baseline context as a result of the proposed development being in place on the site.
- 6.14** In respect of physical changes to landscape elements and features, direct changes have been restricted to the site and its boundary. There have been no additional direct physical effects on the wider area the site.

Effects upon Landscape Elements and Features

- 6.15** An assessment is made on the effect of the proposed development on the landscape elements and features that currently characterise the site. Effects are assessed at:

Topography

- 6.16** The topography of the site is not considered to be rare or unusual in the context of the wider landscape. The site topography is generally level and is assessed as having a low value.
- 6.17** No major cut or fill exercise has taken place. Any changes to the generally level profile of the site are localised and minor. The susceptibility of the site topography to the type of development on the site is low.
- 6.18** With a low value and a low susceptibility, the site's topography is assessed as being of low sensitivity to change. Although permanent, it is considered that any minor changes to the site's overall topography that have occurred with the existing development in place has brought about a low magnitude of change.
- 6.19** With a low magnitude of change and a low sensitivity, the residual scale of effect on the site's topography although permanent is assessed as negligible neutral.

Trees and other Vegetation

- 6.20** The site is adjacent to Woodhouse Gully Wood which is designated as a SINC. The operations of the development on the site do not encroach on to the woodland.
- 6.21** Development of the site has resulted in the loss of an area of grassed paddock. The grassland has not been identified as anything other than improved grassland. As a landscape feature the grass is assessed as having a high susceptibility but a low value. Overall, the overall sensitivity of the grassland is medium.
- 6.22** There is only a marginal amount of grassland on the site, located to the base of the hedgerow along the site's southern boundary. The magnitude of change to the grassland previously on the site is high. With a medium sensitivity, the scale of effect on the grassland is major adverse and permanent.

Public Rights of Way

- 6.23** No public rights of way pass through the site. The nearest right of way used for recreational activities is approximately 300 metres from the site boundary at its closest point. The existing development has had no physical effect on the local public right of way network.

Water Features

- 6.24** The existing development on the site has brought about no change to the physical form or alignment of the Woodhouse Gully watercourse, the nearest water course to the site.

Effects Upon Landscape Character

Effect on the immediate landscape and the surrounding environs

- 6.25** The existing parking and storage development on the site has resulted in a permanent change to the character of the site. The previous grassland nature and agricultural use of the site have been replaced with a surfaced area and the introduction of storage and vehicle parking.
- 6.26** In physical terms there has been some reduction in the openness of the site from its previous state as a grassland paddock/field with the introduction of storage and parking uses. However, the contribution that the site does or did make to the perceived openness of the wider local area and its designation as a Settlement Gap is extremely limited owing to the site's visual enclosure and comparative remoteness from any visual receptors i.e. people who might observe the site.
- 6.27** The development on the site has resulted in a change to the landscape but only a localised site level. The physical characteristics of the wider local area remain substantially unaltered with the proposals in place on the site. The comparatively complicated and variable pattern of the local landscape of urban edge influences and

uses, horse paddocks, poorly manged fields, hedgerows and hedgerow trees, as outlined in the respective published landscape character assessments, all continue to prevail.

- 6.28** In respect of Policy S5 of the Local Plan, by virtue of the site's location outside any statutory landscape protection designation, the existing development has had no effect on the landscape or character of the South Downs National Park or its setting. The development maintains the physical integrity of the Woodhouse Gully SIN. Similarly, the proposals do not encroach onto any other local woodland or riparian features. The development is outside the coastal zone.
- 6.29** The local area is no longer truly rural but is primarily peri-urban with a more obvious and conspicuous mixture of urban and semi-urban uses. The site is in immediate proximity to the established Broadway Farm commercial complex. As such the development on the site brings about little perceived change to character of the local area.
- 6.30** In the context of Policy DM1, the character of the proposed development is compatible with the adjoining uses of Broadway Farm. The proposals by their generally low-profile nature avoid impinging on any identifiable views.
- 6.31** In respect of the function of the Settlement Gap, as required in Policy S6, the site has a limited role in the function of this policy. Physically, the site was part of a larger field/paddock. Whilst there has been some physical loss the actual perceived separation of the two settlements of Hedge End and Botley has not materially altered with the development in place on the site. Development already extends to the north and west (Broadway Farm) and to the south (development along and adjacent to Broad Oak) beyond the site boundary. There is no appreciable encroachment into the countryside. The development as existing has brought about no further coalescence of settlements.
- 6.32** The proposed development would bring about only a slight experiential change to the local landscape character. The proposals generates some noise and movement. However, the local host landscape is not tranquil. The activity generated on the site is experienced in the context of the existing adjacent commercial uses and the suburban and urban uses, including the presence of the A334, in the wider local area.
- 6.33** Perceptually, the site is visually very well enclosed with little intervisibility with the surrounding landscape. Although there has been a notable change to the appearance of the site with the development in place, the visual envelope in which any important changes to the appearance of the local landscape has occurred is restricted to very close proximity to the site boundary.
- 6.34** From publicly accessible locations, the development on the site is either not be visible or barely perceptible in the context of more expansive views containing other more

prominent and/or dominant development. The physical and visual containment of the site reduces the site's role in maintaining a gap between Hedge End and Botley. The site does not form a notable part of any principal sight lines across the Settlement Gap from a publicly accessible vantage point.

- 6.35** The visual and physical integrity of the Settlement Gap would be maintained in landscape and visual terms with the proposed development in place.

Summary

- 6.36** The potential effects on the character and appearance of the local landscape associated with the existing development on the site are primarily localised. Physical changes are confined to the site. The wider area's physical characteristics remain largely unaltered. The site is outside any statutory landscape protection designations and does not affect the South Downs National Park or other local natural features. The local area is now peri-urban, with a mix of urban and semi-urban uses, and the development aligns with the character of the nearby Broadway Farm commercial complex.
- 6.37** No notable landscape features that contribute to the character of the area have been removed as a result of the existing development. The design of the parking/storage area, although functional, is in keeping with the area's character, providing a development that is wholly suited to its context.
- 6.38** The development has not significantly altered the perceived separation between the settlements of Hedge End and Botley, nor has it perceptibly encroached into the countryside. The site is visually enclosed, with minimal visibility from public locations, and the Settlement Gap's integrity is maintained.

7. Effect on Visual Amenity

Assessment of Visual Effects

- 7.1** The site survey and photographic assessment was undertaken on 19th December 2024. The locations of the representative viewpoints are shown on the Photoviews Location Plan (see Appendix 8).

Appendix 8 – Photoviews Location Plan

- 7.2** In line with the Guidelines for Landscape and Visual Impact Assessment - 3rd Edition, the representative viewpoints form part of a detailed visual assessment. The visual assessment has been undertaken to help determine how the proposed development might influence the visual amenity of the surrounding landscape.
- 7.3** The visual assessment was taken when leaf cover on the deciduous trees was still almost entirely absent and visibility was very close to being at a maximum. Consideration has also been given to when leaf cover is complete and visibility is at a minimum.

Selection of Representative Viewpoints

- 7.4** A series of 5 viewpoints have been selected from a desk top study, and then micro-sited in the field (see Appendix 9). These viewpoints are regarded as being representative of the range of potential views and visual receptors e.g. people using the public highway, open spaces etc., from various distances and directions around the site. The views are not intended to be exhaustive.

Appendix 9 – Representative Viewpoints

Visual Commentary

Viewpoint 1

Description of Baseline View

- 7.5** This view is taken from the A334 Broad Oak opposite the site and is the closest publicly accessible location. A steep embankment with existing deciduous and evergreen vegetation on and adjacent it, greatly restricts intervisibility from the highway to the landscape to the north and of the site. A brightly coloured (red) lorry trailer can just be discerned through the layered vegetation but the site as a whole is indistinct.
- 7.6** The view is representative of users of the highway.

Sensitivity of Visual Receptor

- 7.7** Users of the public highway network are assessed as having a medium susceptibility to changes in the view. The view is assessed as having a medium value. The overall sensitivity of the visual receptor i.e. the person observing the view, is assessed as medium.

Predicted View at Year 1 & Magnitude of Change

- 7.8** With the existing development in place the magnitude of change to the view is assessed as negligible. The development is almost entirely screened from view through a combination of existing vegetation and changes in landform in the space between the observer and the site boundary.

Scale of Visual Effect

- 7.9** With a negligible magnitude of change and a medium sensitivity, the residual scale of effect is negligible adverse in winter. In summer, with a full leaf covering on the deciduous vegetation it is judged that the development on the site would be screened from view.

Viewpoint 2

Description of Baseline View

- 7.10** This taken from southside footway of A334 - Broadoak close to Woodhouse Gully bridge and looks north-west in the direction of the site. Views of and into the site are screened by the layering effect of vegetation in Woodhouse Gully Wood.
- 7.11** The view is representative of users of the highway.

Sensitivity of Visual Receptor

- 7.12** Users of the public highway network are assessed as having a medium susceptibility to changes in the view. The view is assessed as having a medium value. The overall sensitivity of the visual receptor i.e. the person observing the view, is assessed as medium.

Predicted View at Year 1 & Magnitude of Change

- 7.13** With the development in place there is no change. The development is screened from view by existing vegetation in the space between the observer and the site boundary.

Scale of Visual Effect

- 7.14** With no change, there is no effect.

Viewpoint 3

Description of Baseline View

- 7.15** This view is another sequential view from the footway of the A334. The view looks north-east across the carriageway and a field/paddock towards the site. Though residential built form and structures are visible views of and into the site are screened by intervening vegetation in the landscape between the observer and the site boundary. The view is representative of users of the highway.

Sensitivity of Visual Receptor

- 7.16** Users of the public highway network are assessed as having a medium susceptibility to changes in the view. The view is assessed as having a medium value. The overall sensitivity of the visual receptor i.e. the person observing the view, is assessed as medium.

Predicted View at Year 1 & Magnitude of Change

- 7.17** With the development in place there is no change to the view. The existing development on the site is screened from view through a combination of existing vegetation together with changes in landform in the space between the observer and the site boundary.

Scale of Visual Effect

- 7.18** With no change, there is no effect.

Viewpoint 4

Description of Baseline View

- 7.19** This view is taken from Woodhouse Lane adjacent existing residential properties fronting the old Woodhouse Lane alignment. The view looks south-east across the carriageway of Woodhouse Lane and pastoral field/paddock in the direction of the site. The warehouses of Broadway Farm can be seen as discrete elements in the middle to far distance. Also visible is a pallet storage area that is located to the north of the warehouses. Views of and into the site are screened. The view is representative of users of the highway.

Sensitivity of Visual Receptor

- 7.20** Users of the public highway network are assessed as having a medium susceptibility to changes in the view. The view is assessed as having a medium value. The overall sensitivity of the visual receptor i.e. the person observing the view, is assessed as medium.

Predicted View at Year 1 & Magnitude of Change

- 7.21** With the development in place there is no change. The development is screened from view through a combination of existing vegetation, both field boundaries and Woodhouse Gully Wood together with built form and stored materials (Broadway Farm) in the landscape between the observer and the site boundary.

Scale of Visual Effect

- 7.22** With no change, there is no effect.

Viewpoint 5

Description of Baseline View

- 7.23** This view is a sequential view from Woodhouse Lane at the crossing of Woodhouse Gully. The view looks south-east from the highway across the carriageway and a pastoral field in the direction of the site. Some built form within Broadway Farm is apparent but the site is not readily discernible amongst existing vegetation in the intervening landscape between the observer and the site boundary.

- 7.24** The view is representative of users of the highway.

Sensitivity of Visual Receptor

- 7.25** Users of the public highway network are assessed as having a medium susceptibility to changes in the view. The view is assessed as having a medium value. The overall sensitivity of the visual receptor i.e. the person observing the view, is assessed as medium.

Predicted View at Year 1 & Magnitude of Change

- 7.26** With the existing development in place there is a negligible magnitude of change.

Scale of Visual Effect

- 7.27** With a negligible magnitude of change and a medium sensitivity there is a negligible neutral effect during winter. In summer, with a full leaf cover on the deciduous vegetation it is judged that there would be no effect.

Summary

- 7.28** The visual appraisal undertaken for the existing development demonstrates that the area within the host landscape from where the development can be seen is extremely limited. The existing development is entirely screened by the layering of existing vegetation in the intervening landscape between most possible observers and the site boundary.

- 7.29** Where visible, the existing development is barely discernible and is seen as only discrete elements rather than in its entirety so that any residual visual effects are judged to be no greater than negligible. In summer, with a full leaf cover on the deciduous vegetation in the local landscape, it is judged that the zone of visual influence in which the existing development might be seen would contract further. The existing visual integrity and appearance of the local landscape is maintained substantially unaltered with the existing development in place on the site.

8. Summary and Conclusions

- 8.1** This report has been prepared as a Landscape and Visual Appraisal by Briarwood Landscape Architecture Limited by a Chartered Member of the Landscape Institute, in respect of an existing development at Broadway Farm, Broad Oak.
- 8.2** The existing development the proposed development – Site A – occupies an area of land adjacent to the eastern edge of the existing Broadway Farm complex with its associated warehouses and storage areas. The existing development comprises hard standing (tarmac), used for commercial storage and parking, and a landscape margin to the west and south containing non-native hedgerows. This report has assessed the potential landscape and visual effects of the existing development.
- 8.3** The potential effects on the character and appearance of the local landscape associated with the existing development on the site are primarily localised. Physical changes are confined to the site. The wider area's physical characteristics remain largely unaltered. The site is outside any statutory landscape protection designations and does not affect the South Downs National Park or other local natural features. The local area is now peri-urban, with a mix of urban and semi-urban uses, and the development aligns with the character of the nearby Broadway Farm commercial complex.
- 8.4** No notable landscape features that contribute to the character of the area have been removed as a result of the existing development. The design of the parking/storage area, although functional, is in keeping with the area's character, providing a development that is wholly suited to its context.
- 8.5** The development has not significantly altered the perceived separation between the settlements of Hedge End and Botley, nor has it perceptibly encroached into the countryside. The site is visually enclosed, with minimal visibility from public locations, and the Settlement Gap's integrity is maintained.
- 8.6** The visual appraisal undertaken for the existing development demonstrates that the area within the host landscape from where the development can be seen is extremely limited. The existing development is entirely screened by the layering of existing vegetation in the intervening landscape between most possible observers and the site boundary.
- 8.7** Where visible, the existing development is barely discernible and is seen as only discrete elements rather than in its entirety so that any residual visual effects are judged to be no greater than negligible. In summer, with a full leaf cover on the deciduous vegetation in the local landscape, it is judged that the zone of visual

influence in which the existing development might be seen would contract further. The existing visual integrity and appearance of the local landscape is maintained substantially unaltered with the existing development in place on the site.

- 8.8** It is considered that the existing development on the site does not appear unduly prominent or dominant as a feature and is experienced in the context of other existing development rather than as an incongruous separate and isolated entity.
- 8.9** It is considered that any harm to the general visual amenity of the local area and landscape brought about by the proposed development being in place would be limited and of an acceptable level. There would be no loss of public views as a consequence of the proposed development being in place on the site.

9. Appendices

Appendix 1 – Site Location Plan



KEY TO PLAN



Site boundary



DRAWING Site Location Plan			
PROJECT Broadway Farm - Site A, Broadoak			
SCALE As shown	DATE March.2025	DRAWN SW	
DRAWING NUMBER BLA423-04		REVISION	

Appendix 2 – Detailed Methodology

DETAILED METHODOLOGY

Introduction

1. This Landscape and Visual Appraisal (LVA) has been undertaken with reference to best practice, as outlined in the following published guidance:
 - Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)
 - GLVIA3 Statement of Clarification 1/13
 - An Approach to Landscape Character Assessment – Natural England (2014)
 - Landscape Institute Technical Guidance Note 02/21 – Assessing landscape value outside national designations – The Landscape Institute
2. The proposed scheme is assessed for the purposes of the landscape and visual analysis. Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposed development.
3. The landscape and visual effects of the proposals have been assessed in the following sections:
 - Effects on landscape elements;
 - Effects on landscape character; and
 - Effects on visual amenity.
4. As outlined in paragraph 1.11 of GLVIA3, though the processes used to undertake them are very similar, the term Landscape and Visual Appraisal has been used to distinguish this standalone report from a Landscape and Visual Impact Assessment which normally constitutes part of a larger, formal, EIA document.
5. As LI Technical Guidance Note 01/20, 'Reviewing Landscape and Visual

Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)', explains in paragraph 3:

“The main difference between an LVIA and LVA is that in an LVIA the assessor is required to identify ‘significant’ effects in accordance with the requirements of Environmental Impact Assessment Regulations 2017, as well as type, nature, duration and geographic extent of the effect whilst an LVA does not require determination of ‘significance’ and may generally hold less detail.”

Study Area

6. The initial study area for the LVA is taken to be a 5km radius from the site. Unless otherwise stated, the main focus of the assessment is taken as a radius of 2km from the site as it is considered that beyond this distance, even with good visibility, the proposed development would not be perceptible in the composite landscape.
7. The effects on settings of heritage assets or ecological/environmental assets are not considered within this LVA.

Nature of Effects

8. An impact is an action e.g. building a wall. An effect is the consequence of a particular action on the integrity of the landscape, feature or view.
9. The nature of any effect will be adverse, beneficial or neutral and are summarised as:
 - Adverse - where on balance there is a negative effect on the quality, integrity or key characteristics of the landscape or visual receptor
 - Beneficial - where on balance there is a positive effect on the quality, integrity or key characteristics of the landscape or visual receptor
 - Neutral – where on balance the effect would maintain the quality, integrity or key characteristics of the landscape or visual receptor or where the change is different but represents neither a deterioration nor enhancement
10. Unless expressly noted, effects are deemed to be adverse in nature. NB

'Significance' is not determined.

Landscape Elements and Character Assessment Methodology

11. A baseline landscape assessment is carried out to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of but not necessarily limited to:

- Ordnance survey maps at 1:50,000, 1:25,000 scales
- Aerial photographs of the site and surrounding area
- Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside)
- Relevant planning policy
- National and local scale landscape character assessments

Visual Assessment Methodology

12. The assessment of visual effects is undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

13. The viewpoints are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private, land.

14. The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.6 metres above ground level.

Sensitivity of Landscape Elements and Features

15. The sensitivity attributed to a landscape element or feature is determined by a combination of the value that is attached to a particular landscape element feature and the susceptibility of the landscape element/feature to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

Table 1: Value of Landscape Elements and Features

Low	Ones that: • have no or little rarity and/or, • make no and/or make only a limited contribution to the character and local visual and amenity value and/or • are of such poor condition that the element/feature has lost its ability to contribute effectively to the character of the landscape
Medium	Ones that: • are notable in the landscape, with some visual and/or amenity interest but, • do not make a particularly strong or important contribution to the character of the landscape and/or, • ones that are an intrinsic element of landscape but in poor condition
High	Ones that: • make an important contribution to the character of the landscape and/or • have particular historical or cultural reference and/or • are distinctive or rare and typically of good condition

Table 2: Susceptibility of Landscape Elements and Features

Susceptibility to change	Criteria
High	A very limited ability of the landscape element of feature to accommodate the type of development being proposed – a particular susceptibility. Few opportunities for mitigation and enhancement.
Medium	A moderate ability of the landscape element of feature to accommodate the type of development being proposed – some susceptibility. Some opportunities for mitigation and enhancement .
Low	A well-defined ability of the landscape element of feature to accommodate the type of development being proposed – little

	susceptibility. Good opportunities for mitigation and enhancement .
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Susceptibility of Landscape Elements and Features

16. The susceptibility criteria of landscape elements and features is given in Table 2 but a judgement has been made by linking back to the evidence gathered at the baseline stage.

Table 3: Sensitivity of Landscape Elements and Features

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Landscape Elements and Features

17. Professional judgement, using the criteria given in Table 4 , and also considering geographic extent and the duration and reversibility of the effect, has been used to determine the magnitude of direct physical impacts on individual existing landscape elements and features. NB Alterations may include the addition of new elements and features.

Table 4: Criteria for magnitude of change for landscape elements and features

Negligible	No loss or very minor alteration to part of an existing landscape element and/or feature
Low	Minor loss or alteration to part of an existing landscape element and or feature
Medium	Some loss or alteration to part of an existing landscape element and/or feature

High	Total/major loss or alteration of an existing landscape element and/or feature
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Sensitivity of Landscape Character

18. Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

19. Table 5 below provides the potential levels of ‘value’ attributable to a particular landscape. In assessing the relative value of a particular landscape a range of factors are considered based upon Box 5.1 on page 84 of GLVIA3 and Technical Guidance Note 02/21.

Table 5: Value of Landscape Character

Low	An area that is in a recognisably poor condition/quality and/or with a weak strength of character that typically has a clear indication of being damaged and/or contains a high number of detractors, and/or is of limited visual cohesion; rare or distinctive elements and features are not a notable component that contribute to the character of the area. No known associations with cultural/historic people.
Medium	An area is recognisable as being in reasonable condition/quality and/or with a strength of character but likely to exhibit some damage or deterioration and/or some visual cohesion and interest; rare or distinctive elements and features make some contribution to the character of the area. Possible or limited associations with cultural/historic people.
High	Areas with international or national landscape designations, i.e. National Parks and Areas of Outstanding Natural Beauty or occasionally landscapes non-designated landscape in particularly good condition/quality and/or strong strength of character or of particular local value and/or with few visual detractors; rare or distinctive elements and features are likely to be a key component that contribute to the character of the area. Recorded associations with cultural/historic people may be present.

Table 6: Susceptibility of Landscape Character

Susceptibility to change	Criteria
High	A very limited ability of the landscape to accommodate the type of development being proposed – a particular susceptibility. Few opportunities for mitigation and enhancement.
Medium	A moderate ability of the landscape to accommodate the type of development being proposed – some susceptibility. Some opportunities for mitigation and enhancement .
Low	A well-defined ability of the landscape to accommodate the type of development being proposed – little susceptibility. Good opportunities for mitigation and enhancement .

Susceptibility of Landscape Elements and Features

20. The susceptibility criteria of landscape elements and features is given in Table 6 but a judgement has been made by linking back to the evidence gathered at the baseline stage.

Table 7: Sensitivity of Landscape Character

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Landscape Character

21. Professional judgement using Table 8, and also considering geographic extent and the duration and reversibility of the effect, has been used to determine the magnitude change on landscape character

Table 8: Criteria for magnitude of change for landscape character

Negligible	No notable introduction of new elements into the landscape or change to the scale, landform, land cover or pattern of landscape
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Low	Introduction of minor new elements into the landscape or some minor change to the scale, landform, land cover or pattern of landscape
Medium	Introduction of some notable elements into the landscape or some notable change to the scale, landform, land cover or pattern of landscape
High	Introduction of major elements into the landscape or some major change to the scale, landform, land cover or pattern of landscape

Sensitivity of Visual Receptors

22. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the Proposed Development as outlined in pages 113-114 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

23. GLVIA3 says a judgement should be made as to the value of a particular view being experienced. In making a professional judgement as to the value attached to a view, the following criteria have helped guide the process. Not all the criteria have to apply to a particular view and the criteria are not in a hierarchy.

Table 9: Criteria for judging levels of visual value

Low	- Views from within, across or towards undesignated landscapes and/or features of either importance to the site only or of no wider importance - View has little aesthetic merit e.g. has numerous visual detractors, is badly degraded etc. - View makes a limited contribution to the understanding of
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	the function or wider pattern of the landscape • Views with no known social, cultural or historic associations • Views from locations that are not necessarily destination points or that are infrequently visited
Medium	• Views from within, across or towards undesignated landscapes and/or features of local importance • View with some limited aesthetic appeal • View makes a reasonable contribution to the understanding of the function or wider pattern of the landscape • Views with some known local social, cultural or historic associations • Views from locations that are locally popular destination points or that are frequently visited by locals but not necessarily by visitors from further afield
High	• Views from within, across or towards designated landscapes and/or features of importance at district level and above • View with great aesthetic appeal • View makes an important contribution to the understanding of the function or wider pattern of the landscape • Views with some known national or international social, cultural or historic associations especially to art and literature • Views from locations that are popular regional, national or international destination points or that are frequently visited by large numbers of visitors from further afield

Susceptibility of Visual Receptors

24. GLIVA3 advises (on page 113) that susceptibility of a particular visual

receptor (observer) to change in a view is mainly a function of the nature of the activity or occupation of the person or people experiencing a view at a particular location and the extent to which their interest or attention is drawn to the view.

25. In general, it is considered that occupiers of residential properties and people using public rights of way (where enjoyment is primarily drawn from the view) have a high susceptibility to change. Users of roads, railways and open space or engaged in an activity where an appreciation of the view forms a part of the experience are considered to be of medium susceptibility. People engaged in formal sport or occupiers of commercial premises or in areas of employment, where the view has limited importance to the activity being undertaken, are considered to be of low susceptibility to change.

Table 10: Sensitivity of Visual Receptors

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Visual Amenity

26. Professional judgement has been used to determine the magnitude change on landscape character based upon the criteria outline in Table 11 but also considering the size and scale of change (including the loss or addition of features, changes in visual composition etc.) , the geographic influence of the change (orientation and angle of view in relation to the visual receptor, distance of the viewpoint from the main development, extent of area over which change would occur etc.) and, the duration and potential reversibility of any change (short term 0-5 years, medium term 5-10 years, long term 20 years +, temporary, permanent, intermittent, continuous and whether the views will be full, partial or glimpsed).

27. It is possible for the proposed development to bring about 'no change' to a

particular view. There would correspondingly be ‘no effect’.

Table 11: Criteria for magnitude of change for visual receptors

Negligible	No notable change in the view
Low	Some change in the view that is not prominent / few visual receptors affected
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view
High	Major change in the view that has a defining influence on the overall view / many visual receptors affected

Scale of Effects

28. The scale of the landscape and visual effects is determined by cross referencing the sensitivity of the landscape feature, landscape character or view with the magnitude of change. The scale of effects is described as major, moderate, minor or negligible.

Table 12: Scale of effect thresholds for landscape character, landscape elements/features and visual receptors

		Magnitude of Change			
Sensitivity		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

Appendix 3 – Landscape Features Plan



KEY TO PLAN



Site boundary

Image: Google Earth - September 2024



DRAWING Landscape Features Plan			
PROJECT Broadway Farm , Broadoak			
SCALE NTS	DATE March 2025	DRAWN SW	
DRAWING NUMBER BLA423-05		REVISION	

Appendix 4 – Context Views



Context view 1 - View looking north from within the site



Context view 2 - View looking west from within the site

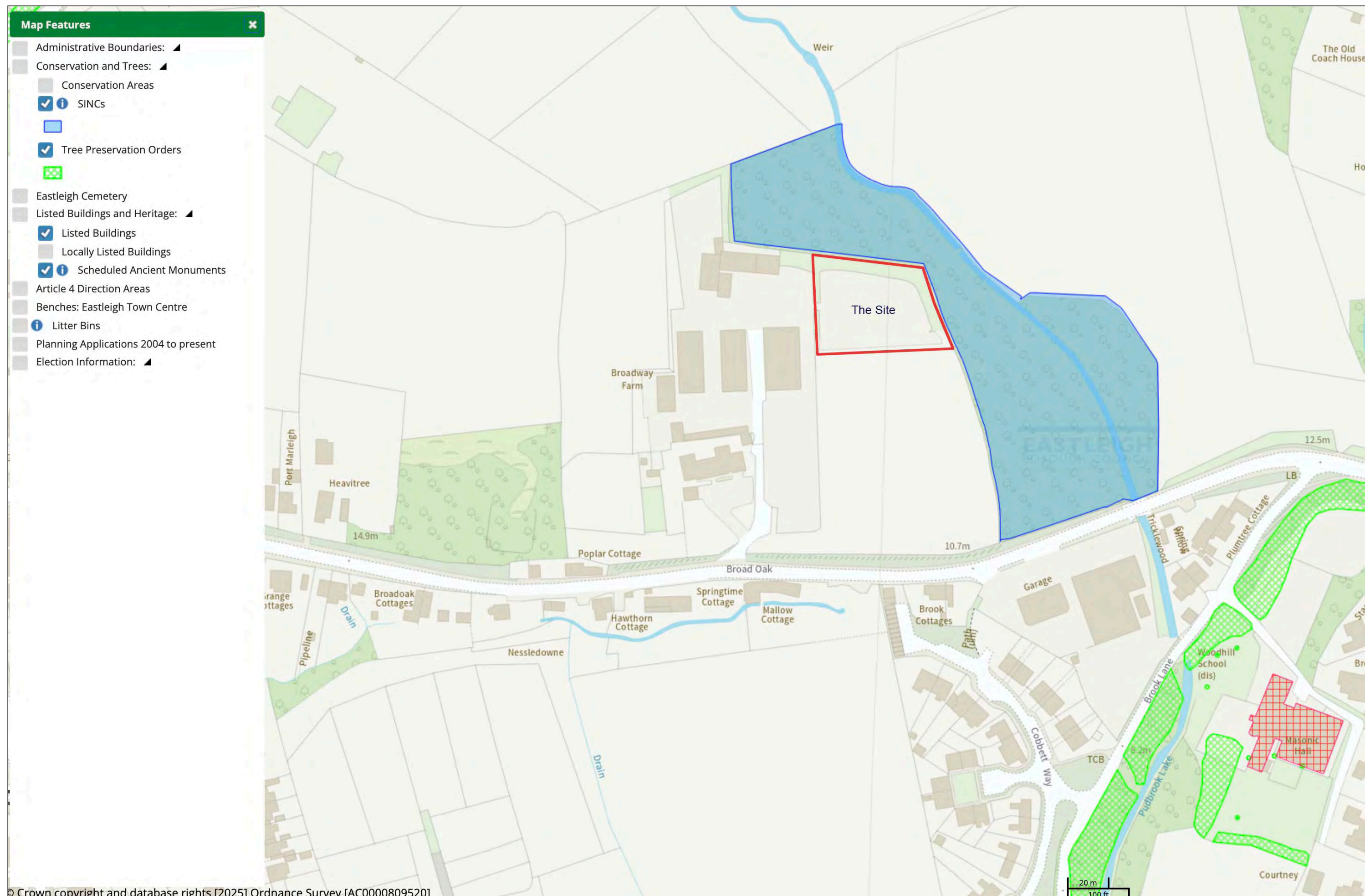


Context view 3 - View looking east into the site from Broadway Farm



Context view 4 - View looking south from within the site

Appendix 5 – Designations



NB: Extract taken from Eastleigh Borough Council interactive map (February 2025) with site location added

Designations - Broadway Farm -Site A, Botley

Appendix 6 – 2e Forest of Bere West

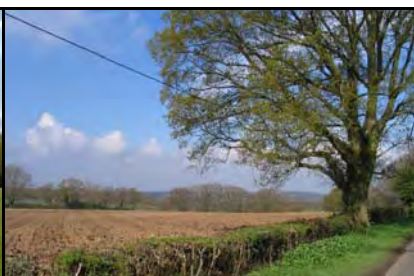
2E: FOREST OF BERE WEST



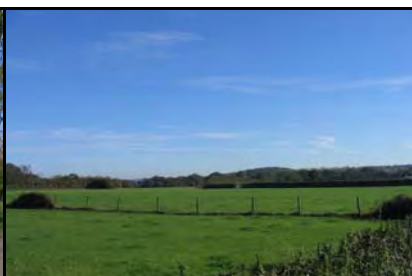
Assart Landscape of the core Forest of Bere typical of the Lowland Mosaic Medium Scale Wooded landscape – Biddenfield Lane



Remnant open commons- popular locally accessible landscapes - Shedfield Common.



Low hedges with mature often -ancient isolated oak Lowland Mosaic Small Scale Wooded – nr Durley.



Lowland Mosaic Open (Hamble Valley in background) – Boorley Green.



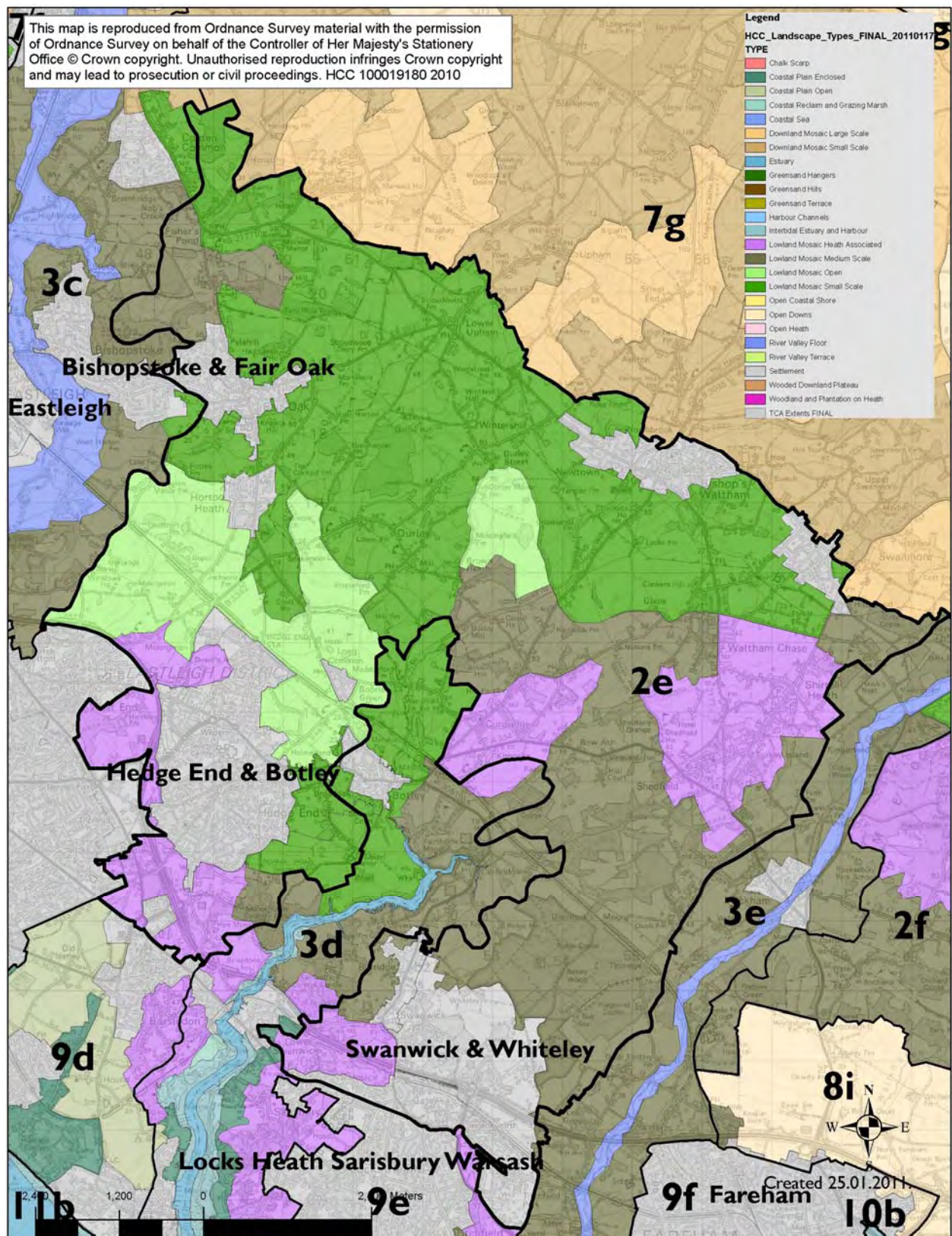
Botley Wood © P&K Larcombe



Late 19th early 20th century ribbon development and infilling on former commons – Shedfield.



Significant areas of rural urban fringe from mid-late 20thC expansion - Hedge End ©Google Earth



FOREST OF BERE WEST



Hampshire
County Council

I.0 Location and Boundaries

- I.1** This character area encompasses the lowlands of the Hampshire Basin, bounded by higher chalk of the Hampshire Downs to the north and Portsdown Hill and the Coastal Plain in the south west and south east respectively. Whilst the Meon Valley forms the western boundary the east is drawn on the County boundary. The LCA in Hampshire narrows and joins almost exactly with the Funtington to Highdown Farmlands in West Sussex. The Forest of Bere East shares some of its characteristics with its W Sussex counterpart close to the border north of Westbourne but is essentially different.



I.2 Component County Landscape Types:

Lowland Mosaic Medium Scale Wooded, Lowland mosaic Small Scale Wooded, Significant sized settlement

I.3 Composition of Borough/District LCAs:

Winchester CC:

Whiteley Woodlands
Shedfield Heathlands
Durley Claylands

Fareham BC:

Burridge/Swanwick/Whiteley
North Sarisbury Fringe
Titchfield Corridor

Eastleigh

Botley Farmlands and Woodlands
M27 Corridor
Horton Heath Undulating Farmland
Oaklands Woodland and Parkland
Knowle Hill Farmland and Woodland
Bishopstoke – Fair Oak Woodland and Farmland
Stroundwood Levels

There are strong similarities with the County landscape types and the Winchester assessment. There are some similarities with the Fareham assessment and a strong association with the Eastleigh woodland based character areas and the extent of the County Lowland Mosaic Medium Scale.

I.4 Associations with JCAs and Natural Areas:

NCA 128: South Hampshire Lowlands

NA 75: South Coast Plain and Hampshire Lowlands

2.0 Key Characteristics

- A low lying landscape with shallow undulations, predominantly south sloping.
- Varied geology with permanently saturated heavy clays in the central and southern parts and locally higher sandy outcrops which are more undulating

resulting in agriculturally poor soils – conversely rich alluvial especially around tributaries of the Hamble are very high grade..

- Locally popular accessible woodland areas.
- Permanent pasture, plantations woodland and small holdings with secluded, heavily wooded, often ancient origin but replanted, away from the major towns.
- This area is strongly associated with the Royal Forest of Bere, a hunting reserve that retains wooded and to a lesser extent, open commons, assart field and woodland patterns.
- Hedgerows often low but with individual spreading mature oaks, sometimes of ancient origin or lines of oak with no ‘understory’ hedge and occasionally isolated field specimens.
- Extensive C.20th development, including urban expansion and infilling of common-edge settlements.
- Historically, mixed settlement pattern of very low density, tending towards nucleation along streams and around heath scattered throughout the area.
- Rich biodiversity, including woodland, heathland, grassland and wetland sites.

3.0 Physical Characteristics and Land use

3.1 The topography is predominantly gently undulating, but is more steep and varied around the fringes where sand and gravel outcrops. The land gradually rises from the centre of the character area to the east, west and north, and falls away to the south. Soils are seasonally to permanently waterlogged and predominantly heavy clays. However the mixed geology and topography creates some lighter silty soils with better drainage of high to very high agricultural quality particularly around the tributaries of the upper reaches of the Hamble.

3.2 There are three dominant bedrock geology formations which run in east- west bands. From north to south they are Lambeth Group (sandy clay which runs along the boundary with the chalk). London clay and Wittering formation (sand). There are a few areas of head and river terrace deposits. Where the Lowland Mosaic Heath Associated occurs this coincides with locally elevated sand and gravel outcrops, such as Shedfield, Shirrell heath and adjacent to West End. There are numerous localised ridges and hills shown in local place names (e.g. Ridge Copse and Thistle Ridge Farm).

3.3 Land use is very mixed, with a relatively high proportion of pasture and rough grassland. Farm holdings are predominantly small in size¹⁴. The area is rich in semi natural ancient woodland, and irregular edge, blocky shaped woodland is a particularly defining characteristic – especially in the core Forest area – defined by the Lowland Mosaic Medium Scale Wooded landscape. Field edges (especially on opposite sides from tracks and lanes) are frequently formed from these woodland blocks. Magnificent spreading and sometimes ancient oak trees are a feature of hedgerows, which often have low clipped interconnecting hedges. These hedgerows are most typical in the Lowland Mosaic Small Scale Wooded landscape which contains relatively small fields. There are occasional market gardening and nurseries. Urban fringe uses are more pervasive than in the Forest of Bere East, and typically include golf courses, small retail and commercial areas, horse paddocks, high voltage power lines and scattered housing in medium sized plots.

- 3.4 The great majority of the character area falls within the upper and mid parts of the Hamble catchment. Land in the far east drains to the Meon and west of Horton Heath and Fair oak is part of the Itchen catchment. There is a dense network of chalk springs and small streams which flow south into the Hamble. Field boundary ditches are frequent features. The main tributary flows from Bishops Waltham to Botley. The landscape is less low lying and generally better drained than the Forest of Bere East. There are a few areas of standing water and ponds, especially along the spring line where land falls away from the chalk to the north and meets the lower lying clayey soils of this landscape.

4.0 Experiential/Perceptual Characteristics

- 4.1 Views are predominantly short and often with a wooded backdrop. Outside the Lowland Mosaic Medium Scale landscape housing and development is frequently in the field of view. Within the character area locally elevated land such as Curdridge, Shirrell Heath, Winterhill and Swanmore have occasional long views to the coastal plain in the south. From a distance these areas appear wooded.

- 4.2 Lanes and roads are either very straight (where they are or were associated with commons such as new Road between Swanmore and Waltham Chase), or winding and twisting. The Lowland Mosaic Medium Scale landscape has an extremely low density road network and remains relatively remote. The centre of this area is traversed by the south coast railway line. The M27 on the southern side broadly separates this character area from the development along the south coast. Junctions off the motorway which lead into the character area are often heavily trafficked.

- 4.3 There is a dense rights of way network (particularly outside the Lowland Mosaic Medium Scale Wooded landscape) supplemented by commons and countryside service sites, particularly in the Lowland Mosaic Heath Associated landscape. This brings accessible land close to settlements. Despite this the Countryside Access plan highlights that town-countryside links are poor²⁷. There are few multi user routes and they are in poor condition in relation to other landscapes in Hampshire²⁷. The Pilgrim's Trail is the only long distance trail in the character area. The landscape is a popular local destination but does not have a particular draw to those from further afield.

- 4.4 This landscape is full of contrasts. The well wooded core Forest of Bere area is intimate, remote and secluded, but its peripheral landscapes have more development and urbanising influences. These are greatest in the western and southern parts of the character area, e.g the M27 and feeder road network, edge of town development, high voltage power lines and horse paddocks.

5.0 Biodiversity Character

- 5.1 Improved grassland comprises a considerable part of this landscape character area, with neutral/ undefined semi-improved and unimproved grasslands occurring throughout the area in small to medium sized patches alongside the productive agricultural land and woodland. Woodland varies; there are small patches throughout the area, with some larger woodland mosaics comprising different types of woodland. Smaller patches are often broadleaved and there is also forestry scrub associated with some woodlands.

- 5.2 This landscape contains four SSSIs which vary in composition. Botley Wood and Everetts and Mushes Copse SSSI comprises predominantly conifer plantations established in the 1960s or before. Despite coniferisation it is of exceptional importance for its rich insect populations, dependent upon the woodland clearings, broad herb-rich rides with abundant nectar sources and relict stands of semi-natural deciduous woodland. Much of the coniferous forest was planted into former coppice-with-standards woodland, though the western section was mainly planted into wet species-rich pastureland, remnants of which are still visible along the wider rides. Moorgreen Meadows SSSI is a neutral meadows and alder wood flanking a small tributary of the River Hamble. The meadows lie on alluvium and clay with thin deposits of peat. The sward comprises at least 17 co-dominant herbs and grasses and is of exceptional scientific importance for its populations of marsh orchids. The Moors, Bishop's Waltham SSSI supports a species-rich and ecologically diverse flora including many local or rare plants confined to unimproved, damp meadows. It is probably the richest site of its kind in the Hampshire Basin and is also a LNR. It lies near the junction of the Chalk and Reading Beds and is fed by a series of springs which may yield water of differing base status since the vegetation of the meadows exhibits an interesting juxtaposition of acid and basic elements. Waltham Chase Meadow SSSI comprises a group of unimproved neutral hay meadows. Collectively they represent one of the best examples in the county of dry neutral unimproved pasture. The flora is rich and includes a number of species now scarce such as green-winged orchid, adder's-tongue, callous fruited, water-dropwort, pepper-saxifrage, southern marsh orchid and cowslip. The rich and varied flora supports a rich invertebrate fauna, including, for example, 20 species of butterfly.
- 5.3 The Forest of Bere BOA and Hamble Catchment BOA both exist in this landscape character area. The Forest of Bere BOA contains a high concentration of ancient woodlands, wooded common, wood pasture and unimproved grassland and is of particular importance for small-leaved lime woods. The Hamble Catchment BOA covers habitats associated with the River Hamble including a variety of woodland and grassland types.
- 5.4 There are nearly 200 SINCs within this landscape character area. The majority are designated for their ancient and semi-natural woodland resource, although a significant number are designated for their unimproved grassland resource.
- 6.0 Historic Character**
- 6.1 Archaeology**
- 6.1.1 In common with the wider lowland and coastal belt along the south of Hampshire, there is a distribution of Mesolithic material through this area. Although mostly artefacts, there are also sites, particularly associated with river valleys, including the Hamble.
- 6.1.2 There is no evidence of Neolithic burials or settlements in this area. However Neolithic artefacts found across the area suggest the area was exploited, possibly by the communities on the chalk to the north. This pattern appears to have continued into the Bronze Age, although there are Bronze Age burial mounds in this area.
- 6.1.3 There is an Iron Age hillfort on the high ground to the southern edge, one of three along this high ground. An Iron Age settlement has recently been discovered close

by, but settlement generally tends to be associated with the valleys. The presence of the hillfort suggests that landscape was utilised and controlled, but the absence of settlement, enclosures and field systems suggests this was not intensive exploitation.

- 6.1.4 Roman evidence is limited, despite the presence of two Roman roads. There is a significant association between the deep clays and Roman kilns in the area, which may suggest managed woodland. The distribution of Roman villas tends to be in the valleys and the chalk, but there is one villa site in the lowland mosaic. One interpretation is a Roman hunting estate with industrial activity, utilising the different aspects of extensive woodland. The woodland character is reflected in the forest status of the area subsequently and within the historic landscape character of the present landscape.

6.2 **Historic Landscape**

- 6.2.1 The character area represents the approximate extent of the Forest of Bere – Portchester, West of the Meon which was given Royal Hunting status following the Norman invasion at the end of the 11th century. Waltham Chase came under the ownership of the Bishopric of Winchester.
- 6.2.2 The core Forest of Bere landscape was heavily wooded with rough grassland, marshy areas and heath. The land was managed by verderers who enforced forest law, primarily for deer hunting, timber and coppice. Woodland was assarted to leave numerous blocky irregular shaped copses with fields in between. Piecemeal enclosure of fields and woodland occurred to create a predominantly irregular pattern and size of fields with ditches and banks. Copses, shaws and remnant oaks (which were less suitable for timber) formed the field boundaries. The area has escaped large scale woodland loss, instead undergoing further piecemeal assarting and creation of more a more regular field pattern. Some of the woodland areas have been subject to replanting with conifer plantation in the late C. 19th. Modern development has been sparse apart from the development of Whiteley village in the mid 1990s.
- 6.2.3 The Lowland Mosaic Heath Associated landscapes are associated with open and wooded commons. The two largest open commons were Netley and Waltham Chase. Following disafforestation the character of these areas changed dramatically, with parliamentary enclosure in the mid 18th century producing a regular pattern of small fields with straight boundaries. Field sizes increased with distance from settlement. These areas have been the most intensively developed, due to the local brick industry and horticultural economy. Development on Netley Common and at Hedge End has resulted in a small gap between settlements. Waltham Chase, and commons at Shedfield and Shirrell Heath have gradually been infilled by development and fields subdivided for building plots, pony paddocks and nurseries.
- 6.2.4 Lowland mosaic landscapes to the north and west represent where the landscape was more extensively cleared and informally enclosed for pasture. Typically, pre-parliamentary enclosure of this landscape created a pattern of irregular shaped small fields, with a mix of open land and assart woodland in between. By the time the Forest of Bere was disbanded in 1810 much of the Lowland Mosaic Small Scale landscape had already been the subject of informal enclosure. Areas of Lowland Mosaic Open landscape usually have regular, straight boundary fields, typical of

formal and parliamentary enclosure, as Fair Oak and Hedge End enclosure maps show²⁶. This area has become increasingly developed and expansion of settlements within such as Bishops Waltham, Hedge End and Bishopstoke and the spread of Southampton have lead to field boundary alterations and loss.

- 6.2.5 Deer parks existed at Marwell, and Bishops Waltham. Other historic parks include Stoke Park, Bishops Waltham Palace and House and Botley Grange. There are also a number of mid nineteenth century parks.

6.3 **Built Environment**

- 6.3.1 Up until the mid C. 19th the settlement pattern of the character area was low density dispersed. There are frequent place name reminders of the hunting history associated with the landscape Durley – deer wood or deer clearing Waltham Chase – Chase hunting ground outside the Royal Forest. The town of Bishops Waltham originated as a springline settlement. It was an early local market centre and retains its strong medieval grid plan of streets. Botley, at the head of the tidal section of the Hamble obtained market charter in 1267. It has grander buildings and townscape than Bishops Waltham. Both towns have concentrations of timber framed buildings.
- 6.3.2 There is a significant if low density distribution of farmsteads of medieval and 17th century origin associated with the Lowland Mosaic Small Scale landscape types. The western and northern parts of the character area experienced a substantial growth in farmsteads in the 19th century associated with market gardening. Further farmsteads were established as a result of the mid 19th century enclosure of the rest of the core Forest of Bere landscape. Small holding size and varying agricultural soil quality created an uneven and often closely spaced pattern of farms, which continued well into the 20th century. Today the core Forest of Bere remains a low density, sparsely populated area.
- 6.3.3 The establishment of the railway connections to the south coast and London fuelled the development of the local brick industry in the north and southwest of the character area while market gardening and horticulture on the better soils served the London market. Development expanded rapidly from Southampton and around the commons. Common edge settlements are a particular feature. Detached often double fronted, Victorian and Edwardian cottages and villas strung out along the main road network from settlements are particularly characteristic. They are often of red brick with blue/grey headers and clay tiled roofs, set back from the road in medium to large plots. Later infill development was piecemeal and of very varied architecture styles, often larger size than their older neighbours.
- 6.3.4 Much of the character area has seen huge increases in development in the mid-late C.20th. In addition to the infilling of common edge settlement, the settlements closest to Southampton had extensive housing estate extensions such as Bishopstoke, Fair Oak and Hedge End. The late C.20th saw incursion immediately north of the M27 and east of the Hamble into the sparsely populated core Forest of Bere area in the form of Solent Business Park and Whitely village.

EVALUATION

7.0 Forces for Change

1. New large scale urban extensions.
2. Farm conversion to residential and loss of traditional land management practices.
3. Pressure for urban fringe use related activities.
4. Enabling greater access opportunities for local people.
5. Climate change impacts on semi natural habitats.
6. Forestry and woodland management change.

KEY QUALITIES AND EFFECTS OF FORCES

7.1 <i>Remnant islands of Forest landscapes, former large commons such as Netley and Waltham Chase and assarts fringed with 19th century enclosures resulting in a well wooded landscape with thick hedges and mature oaks, particularly in the north.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.3.4.6	Threats: Further loss of farmland and in particular hedge and hedgerow oaks. Development within or adjoining former remaining open forest landscapes.
	Opportunities: Support and influence objectives in existing and new Forest Design plans such as Whiteley pastures which look to recreate, conserve and enhance mosaic of Forest landscapes. Influence agri-environment schemes in relation to characteristic hedges and impacts e.g. run off onto adjoining woodland sites.
7.2 <i>Mixed traditional settlement pattern of nucleated spring line settlements, common heath edge and dispersed 19th century farmsteads.</i>	
FORCES FOR CHANGE:	CONSEQUENCES
1.2.3	Threats: Change from rural to suburban character extending further into the character area and in particular adjoining ancient woodland and heathy sites. Incremental small scale development of common edge settlement, particularly along main routes increasing the overall sense of unbroken development.
	Opportunities: Influence LDF policy related to this quality (Winchester, Eastleigh, Fareham councils) – in particular MDAs/SDAs (Hedge End and Whiteley) and SHLAA sites that are considered for housing allocation /reserve sites.

7.3

History of low intensity farming and exploitation, and consequently a high proportion of semi natural habitats, including ancient woodland, wet woodland, wooded common, damp unimproved grassland, heath, acid soil habitats and hedges.

FORCES FOR CHANGE:**CONSEQUENCES**

All

Threats:

Further loss of unimproved grassland to agricultural improvement.
Increasing abstraction from Hamble and Meon tributaries which have an effect on the surface and ground water levels in damp/wet habitats.
Changes in salinity to upper reaches of the Hamble, due to unrestricted change from saline to freshwater.

Opportunities:

Target agri-environment schemes and other grant funding sources towards conservation and enhancement of this key quality.
Influence River Catchment Flood plans of the Hamble, Meon and Itchen.
Support BOA target habitats for conservation, habitat linking, creation, reversion opportunities for lowland woodland, unimproved grassland, heath and damp habitats.

7.4

Very local countryside to large centres of population, including commons and Forestry Commission managed sites.

FORCES FOR CHANGE:**CONSEQUENCES**

2.3.4.6

Threats:

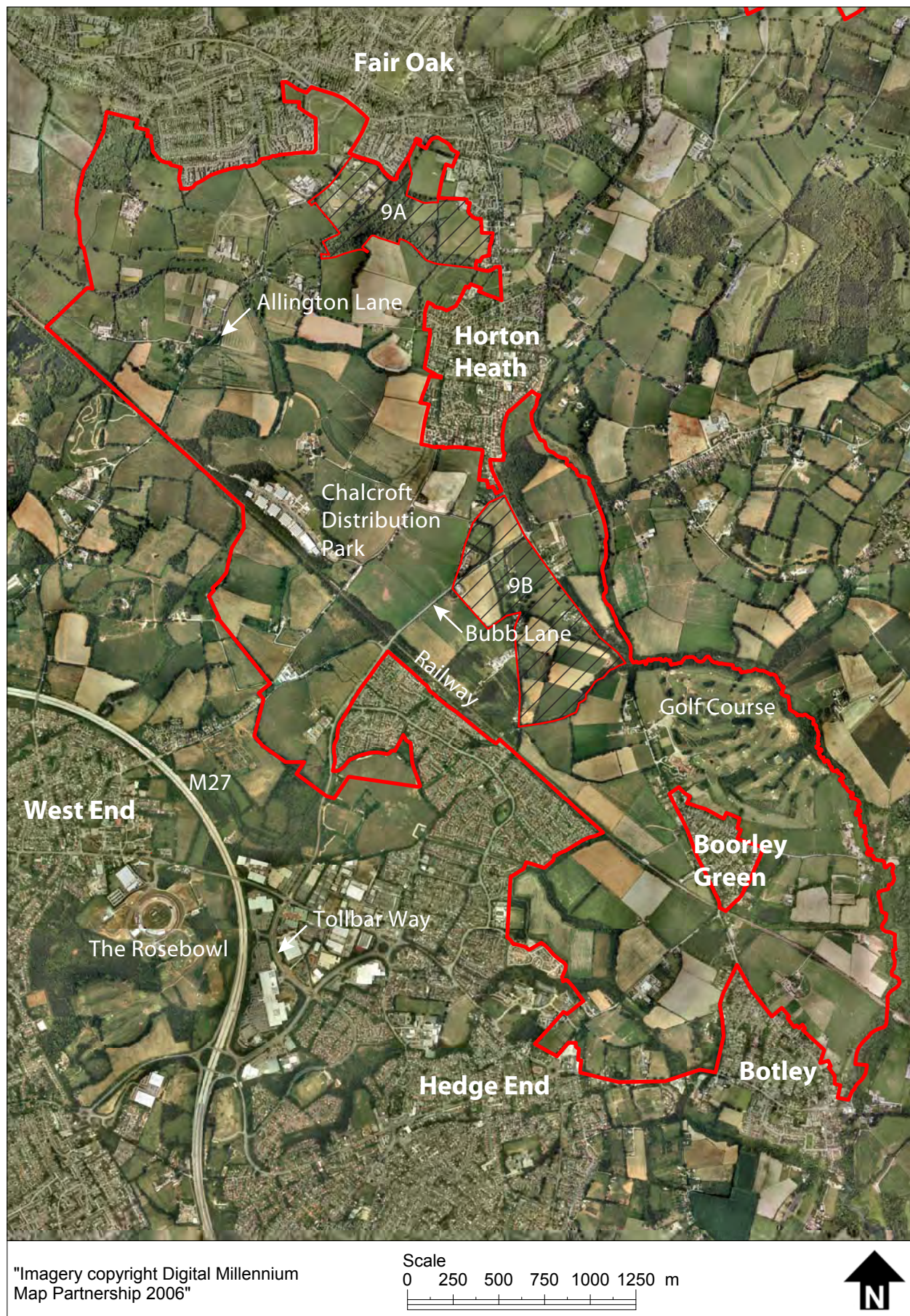
Over formalisation of semi-natural areas to provide recreation facilities.
Increasing access opportunities can introduce greater likelihood of conflict through misuse (e.g. fly tipping trespassing) on local farmland.

Opportunities:

Support CAP objectives; including off road links between countryside sites and improve connections north/south in relation to severance by M27.
Influence green infrastructure policy for this part of the PUSH area.

Appendix 7 – Horton Heath Undulating Farmland

Area 9: Horton Heath Undulating Farmland



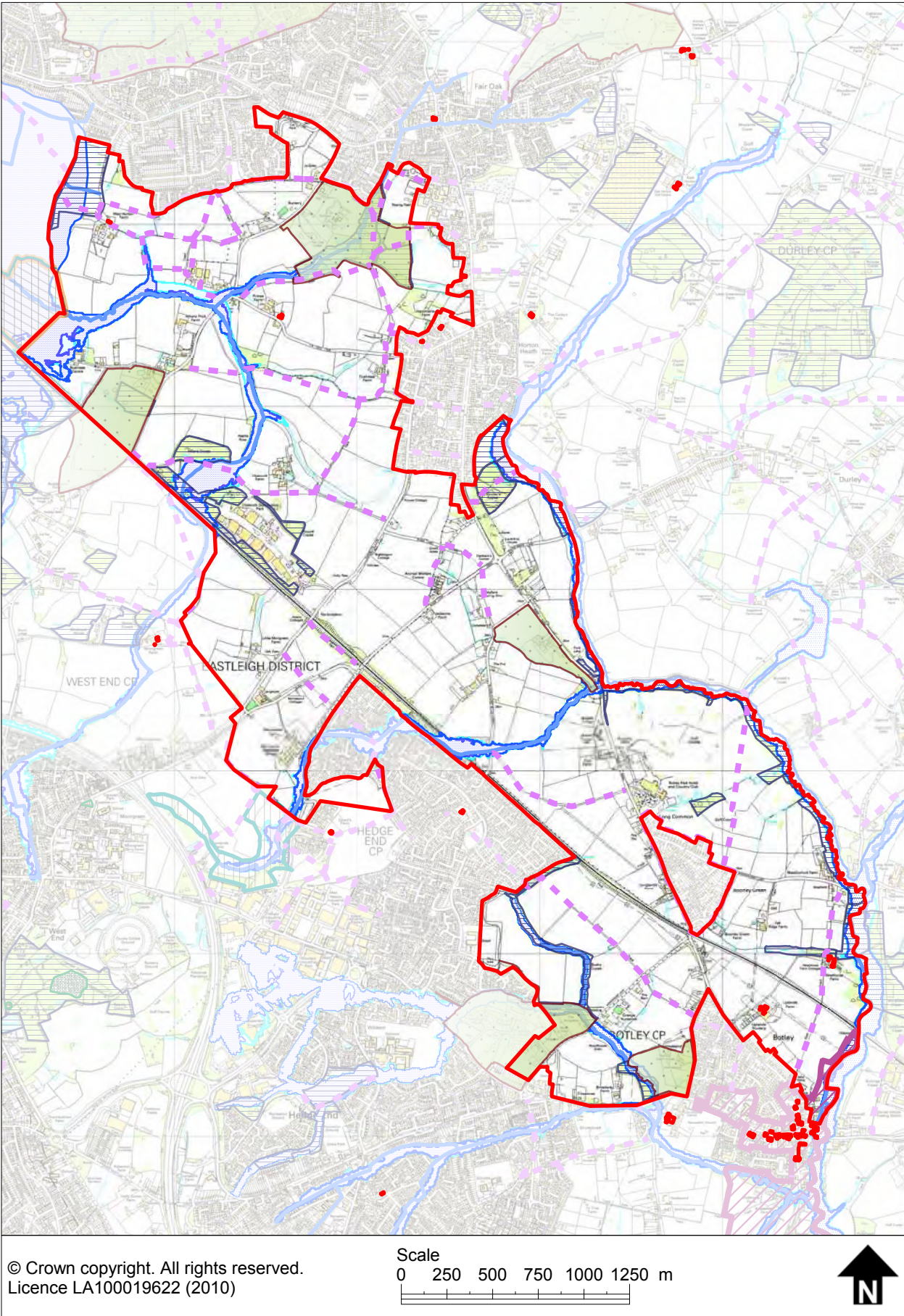
Description

- 4.129 The unifying characteristics of this predominantly agricultural landscape are the gentle undulation of the landform and the pattern of medium-size fields, generally bounded by good hedges with mature hedgerow trees. Small blocks of woodland and copses are dispersed throughout the area. Water courses are scattered through the character area. The northeast boundary of the character area is delineated by the River Hamble and associated Alder Carr woodland.
- 4.130 There is a network of narrow lanes and small farms which appear to date from the enclosure of land in the eighteenth and nineteenth centuries. Views from within the area are generally to low wooded horizons.
- 4.131 There are a number of quite intrusive elements, notably the often prominent built edges of Bishopstoke, Fair Oak and Horton Heath that form the northern boundary and ribbon development along Allington Lane in the north, including a variety of poorly screened industrial sites. Chalcroft Distribution Park is an industrial site established sometime in the first half of the 20th century as a rail distribution park. It now serves as a road haulage distribution centre. Aside from its access onto Burnetts Lane in the southeast, it is surrounded on all sides by SINC's. The railway is a prominent feature at points, but the area extends beyond it to the southwest



Figure 24. Quobleigh Pond within sub-area 9A

Designations and Constraints



Key for Designation & Constraints:

	Character Area Boundary		Main River
	Area designated Ramsar, SPA* & SSSI Area		Floodzone 2
	SAC - Special Area of Conservation		Floodzone 3
	SSSI - Site of Special Scientific Interest		Right of Way
	SINC - Site of Important Nature Conservation		
	LNR - Local Nature Reserve		
	Historic Parks and Gardens		
	Conservation Area		
	Scheduled Ancient Monument		
	Listed Building		

*SPA - Special Protection Area

to merge with the Oaklands Woodland and Parkland (Area 10) and meet a low, but visually significant ridge which divides it from the M27 Corridor (Area 11).

- 4.132 In the south, the influence of the built-up areas of Hedge End, Botley and Boorley Green is less strong than those to the north, by virtue of a denser tree cover and more accommodating landform. The settlements do however form parts of the boundary to the character area.
- 4.133 Within the area there are two sub-areas which have their own distinctive appearance. In the north-east, area 9a is well-wooded with the woodland around Quobleigh pond and the parkland trees of the former Saviour Convent particularly conspicuous. In the south-east, area 9b has a partly-wooded parkland character with some dense tree belts.

Historic Features

- 4.134 There are several areas of land in the character area that are found on the Hampshire Historic Parks and Gardens register, that influence the character of the area:
- 4.135 Allington Manor (part) – “1870s Allington Farm, parkland with 2 fishponds; ponds remain although smaller; now a school.”



Figure 25. Panorama view west from Allington Lane

4.136 Holmesland – “1870s; c14ha small parkland with clumps; walled garden; now divided into 2 properties, part of walled garden remains.”

4.137 Lakesmere House School – “Previously Fair Oak Lodge/Old Saviours Convent and Kings School. Dates from C16 additions 1842; reputed to have been a stop for Tudor monks travelling between Netley Abbey & Winchester; had avenue of trees along approach drive, parkland, ponds”.

4.138 ‘The Croft, Winchester Road 1.6ha, detailed history not currently available’.

4.139 In addition, there are a small number of listed buildings, a mixture of farm houses and farm buildings, which form an integral part of the landscape and are indicative of the historic use of the land. They do not however, significantly influence landscape character.

HCC Historic Landscape Types:

4.140 Historic landscapes types in this area are:

1.2 Medium irregular assarts and copses



Figure 26. Panorama view towards the former St Saviour Convent in sub-area 9A



Figure 25. Panorama view west from Allington Lane

- 1.6 Medium to large regular fields, wavy boundaries
- 1.9 Small regular fields with straight boundaries
- 1.10 Medium regular fields with straight boundaries
- 1.16 Small rectilinear fields with wavy boundaries
- 4.5 19th century plantations (general)
- 7.2 Valley floor woodlands
- 9.6 Post 1810 settlement (general)
- 11.2 Golf Courses

Ecological Features

- 4.141 This character area has a wide number of SINC's with diverse habitats, such as wet woods associated with the River Hamble and its tributaries on the eastern edge of the character area and ancient semi-natural woodland in the south. The Wyvern Priority Area in the BAP includes subarea 9a in the north of the area (south of Fair Oak). It is made up of ancient boggy woodland, unimproved meadows with orchards, ponds and streams.



Figure 26. Panorama view towards the former St Saviour Convent in sub-area 9A

Key Characteristics

4.142 The key characteristics for this area are:

- Undulating landform with frequent low ridges
- Medium size fields usually with good hedges and hedgerow trees rather than woodlands
- Intrusive urban edges in some areas
- Unmanaged or inappropriately managed agricultural land

Landscape Types

4.143 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic, Medium Scale
- Lowland Mosaic, Small Scale
- Lowland Mosaic, Open

Landscape Character Sensitivity

4.144 The area is predominantly undulating farmland with strong hedgerows and small blocks of scattered woodland. It is relatively large, complex and rural in character.

Visual Sensitivity

4.145 Trees belts and hedgerow trees are notable features; however the area is largely open, with rural views normally ending at wooded horizons.

Key Issues

4.146 The key issues for this area are:

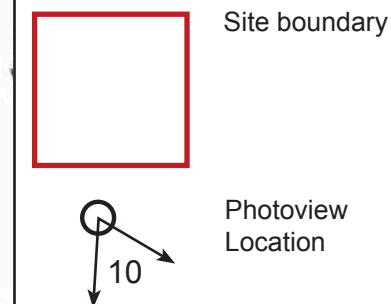
- The visual intrusion of existing settlement edges at Bishopstoke, Fair Oak and Horton Heath and Hedge End.
- The erosion of the rural character of Allington Lane through poor quality land management and poor screening of development.
- Future development and land management changes within the area increasing intervisibility between settlements.
- Significant pressure for development north of Boorley Green, off Woodhouse Lane, Hedge End and north of Botley as identified in the draft Local Plan.

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Appendix 8 – Photoview Location Plan



KEY TO PLAN



Briarwood
Landscape Architecture

DRAWING Photoview Location Plan			
PROJECT Broadway Farm -Site A, Broadoak			
SCALE As shown	DATE March 2025	DRAWN SW	
DRAWING NUMBER BLA423-06		REVISION	

Appendix 9 – Representative Views



Representative Photoview 1 - View taken from the A334 - Broadoak footway opposite the site looking north

Single 'monocular' view - 390mm width x 260mm height
when printed at A3 and viewed at 542mm



Approximate location of site -
site screened from view

Representative Photoview 2 - View taken from southside footway of A334 - Broadoak close to Woodhouse Gully bridge looking north-west in the direction of the site

Single 'monocular' view - 390mm width x 260mm height
when printed at A3 and viewed at 542mm



Representative Photoview 3 - View taken from footway of A334 - Broadoak looking north-east in the direction of the site

Single 'monocular' view - 390mm width x 260mm height
when printed at A3 and viewed at 542mm



Representative Photoview 4 - View looking south-east taken from Woodhouse Lane adjacent existing residential properties fronting the old Woodhouse Lane alignment

Single 'monocular' view - 390mm width x 260mm height
when printed at A3 and viewed at 542mm



Representative Photoview 6 - View taken from Woodhouse Lane (bridge over Woodhouse Gully) looking south-east

Single 'monocular' view - 390mm width x 260mm height
when printed at A3 and viewed at 542mm