

Land East of Chickenhall Lane, Eastleigh

LANDSCAPE & VISUAL STATEMENT

APRIL 2025 | DD679A | REVISION A | FINAL





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Site Boundary

INTRODUCTION

OVERVIEW

Deacon Design Ltd. has been appointed by Highwood to produce this Landscape and Visual Statement (LVS) to accompany a full planning application being made to Eastleigh Borough Council (EBC) relating to land east of Chickenhall Lane, Eastleigh (hereafter referred to as 'the site').

The statement summarises the key landscape characteristics and visual envelope associated with the site and local context that have been informed by desktop and field-based study.

It outlines the key landscape, visual and other related key constraints and opportunities, and provides landscape recommendations to address key sensitivities and inform the design.

SITE LOCATION AND CONTEXT

The site is located on the eastern edge of Eastleigh and is accessed from Chickenhall Lane along its western boundary.

To the north, it is bounded by Bishopstoke Road (B3037) and to the east by the River Barton, which runs through the western part of the Itchen Valley, separating Eastleigh and Bishopstoke.

The southern site boundary is open and runs through a medium-sized grazing field. The eastern and southern site boundaries follow the flood zone extents.

Whilst the site is currently occupied by agricultural land and lies adjacent to the River Barton (part of the River Itchen character area), it is also influenced by the adjacent roads (Chickenhall Lane and Bishopstoke Road) and the settlement edge to the west, which comprises several large buildings of industrial/commercial nature. This area of Eastleigh forms part of a large business park, which extends up to the railway and the Southampton Airport.

DEVELOPMENT PROPOSAL

The proposed development is for a specialist 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

SITE CONTEXT

LANDSCAPE DESIGNATIONS

There are no landscape designations within the site or its context.

NATURE CONSERVATION DESIGNATIONS

The local area comprises areas designated as Sites of Importance for Nature Conservation (SINC) and a Site of Special Scientific Interest (SSSI), which covers the watercourses and wetlands within the Itchen Valley.

HERITAGE DESIGNATIONS

There are several heritage assets in the local area, however, their relationship / intervisibility with the site is very poor / negligible. To the east, partly within the western area of Bishopstoke and partly within the Itchen Valley, lies Bishopstoke Conservation Area. The site is completely screened from this heritage asset and even in winter, when no foliage is present, views towards the site are likely to be heavily filtered by existing, mature vegetation.

The Conservation Area contains Stoke Common Historic Park and Garden, four Listed Buildings and one Locally Listed Building. A cluster of Locally Listed Buildings (mostly terraced residential housing) is also located to the west of the site, but views towards the site are predominantly obscured by the large business park buildings, located immediately to the west of the site.

OTHER DESIGNATIONS

The site is located within the western part of a Settlement Gap separating Eastleigh and Bishopstoke. This planning designation is aimed to physically and visually separate existing settlements to prevent their coalescence and maintain their separate identities.

The Public Right of Way (PRoW) network in the local area is poor, with the exception of the important long distance footpath, the Itchen Way, which runs along the Itchen Navigation, in the north-south direction across the Itchen Valley.



Industrial buildings define the existing settlement edge near the site.



The Itchen valley is an important landscape with ecological value.

LANDSCAPE CHARACTER

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

LANDSCAPE CHARACTER ASSESSMENTS

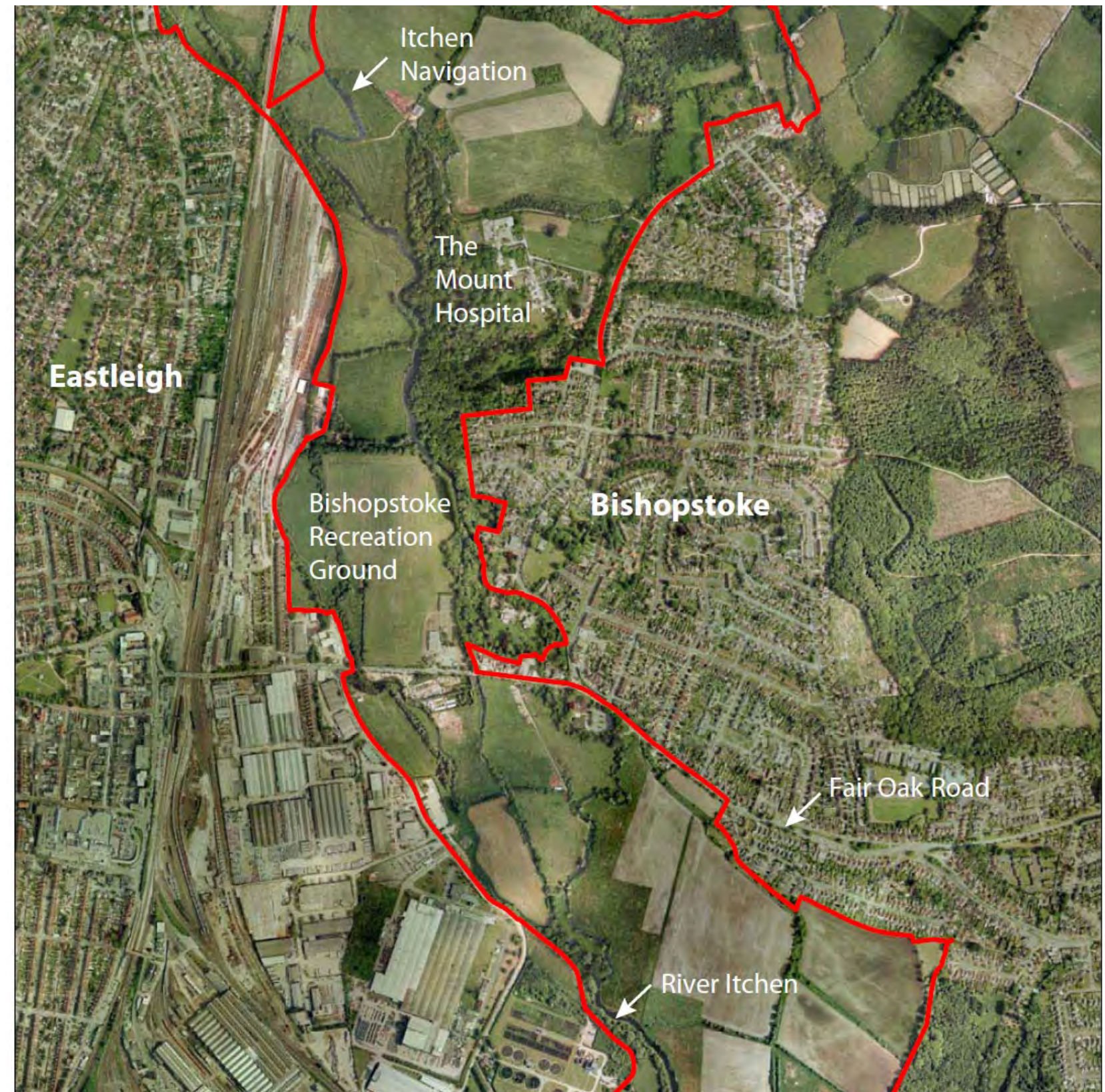
The site is set within the following Landscape Character Areas (LCA) and/or Landscape Character Types (LCT):

- National Character Area (NCA) 128 South Hampshire Lowlands;
- River Valley Floor LCA and Lowland Mosaic Medium Scale LCT, as defined in the Hampshire County Council Integrated Character Assessment 2011; and
- Area 2: Upper Itchen Valley LCA, as set out in the Landscape Character Assessment for Eastleigh Borough 2012.

NATIONAL AND COUNTY CHARACTER AREAS

Due to the large scale of these areas and the small scale of the site with very limited visibility across the wider landscape, this statement draws information on the local landscape characteristics mainly from the Eastleigh Borough assessment, and the national and county-scale studies are used for contextual information.

The detailed local landscape characteristics, which are of most relevance to the site and the proposed development, are summarised below.



Above: Area 2: Upper Itchen Valley - extract from Landscape Character Assessment for Eastleigh Borough 2012.

LANDSCAPE CHARACTER

EASTLEIGH BOROUGH LCA

The Landscape Character Assessment for Eastleigh Borough was produced in 2011 and it provides detailed descriptions of the local landscape character relevant to the site and the proposed development. Whilst the study is now 13 years old, the character of the River Itchen corridor has been largely retained and the descriptions / evaluations provided in the study are considered to be still fit for purpose.

Area 2: Upper Itchen Valley

The site is in the central part of the Area 2: Upper Itchen Valley Landscape Character Area (LCA), as illustrated in the Landscape Character Assessment for Eastleigh Borough 2012.

This distinctive area is created by the River Itchen, which cuts through the Eastleigh-Bishopstoke ridge. The valley sides are steep and partially urbanised in the narrow part of the floodplain to become more open at the wider part of the floodplain.

In the context of the site, the western boundary of the LCA runs along the edge of Eastleigh where the sidings and works primarily associated with the railway and the sewage works in Chickenhall Lane are located. Immediately to the north of Bishopstoke Road council-managed recreation grounds are located on the floodplain. They have a range of facilities,

including a sports centre, children's playground, artificial football pitches and grass rugby pitches.

The Upper Itchen Valley LCA has the following Key Characteristics:

- *'Flat uninterrupted pasture of floodplain with absence of tree cover;*
- *Contrast between open pasture and wooded and urbanised valley sides;*
- *Natural and man-made water courses crisscrossing the valley floor;*
- *Fragmented wetland habitats;*
- *The parkland associated with The Mount Hospital;*
- *The open floodplain and recreation grounds separate the two settlements of Eastleigh and Bishopstoke.'*

With regards to the landscape sensitivity, the study notes that *'Although it has substantially built up areas around it, the overriding impression of the area is of open floodplains, meandering water courses and a rich biodiversity.'*

The study also evaluated the visual sensitivity of this LCA: *'The floodplain is flat and open with many significant views across the area. The built forms of Eastleigh and Bishopstoke, in their current form and with the present level of screening, are not intrusive; however the Bishopstoke Road does introduce an urbanising feature into the landscape.'*

The following Key Issues have been identified for this LCA:

- *'The conflict between priorities of facilitating public access and nature conservation.*
- *Sensitivity to change of the ecology of the watercourses and undeveloped floodplain.*
- *Sensitivity of the undeveloped floodplain to visual intrusion as a result of its openness and the proximity of neighbouring settlements.*
- *Balance required between the need for formal recreation with its associated land form and structures and the existing open pasture.*
- *The presence of the Bishopstoke Road, B3037, bisecting the area at its narrowest point, increases the risk of future development abutting the road splitting the landscape character area into two.*
- *Some development pressure on land on the western edge of Bishopstoke.'*

VISIBILITY AND VIEWS

OUTLINE

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

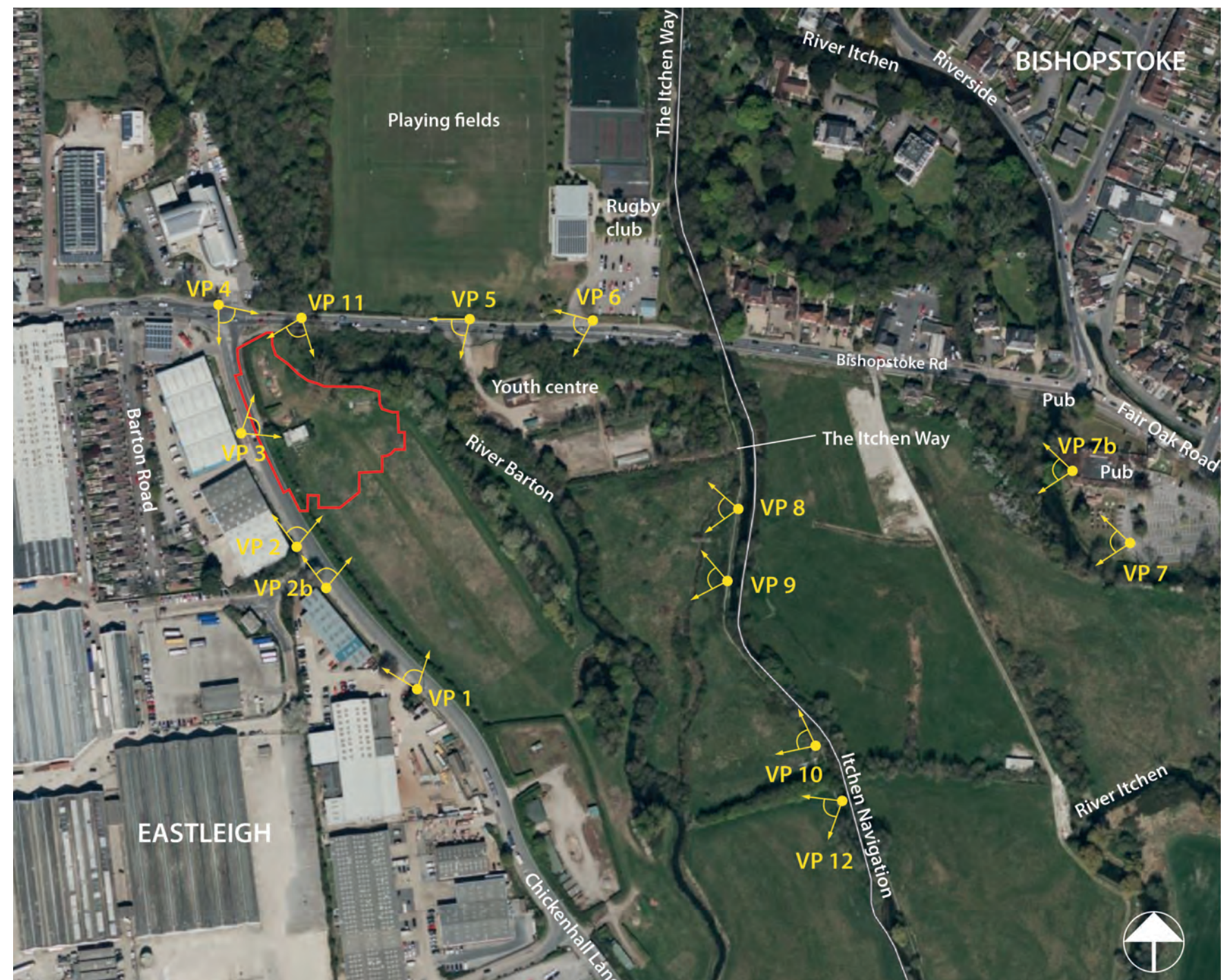
Key visual receptors that have the potential to obtain views from publicly accessible viewpoints into the site include:

- Users of the Itchen Way to the east of the site;
- Motorists, cyclists and pedestrians on public roads in the immediate vicinity of the site;
- People at their place of work along adjacent roads.

VISIBILITY

The site is well contained in the local landscape predominantly due to the presence of vegetation within the Itchen Valley but also urban form along the edge of Eastleigh.

Views from the west and south west are available predominantly from Chickenhall Lane which runs adjacent to the site's western boundary, however, a mature roadside hedgerow screens most of the views into the site. In winter conditions, the hedgerow continues to provide substantial screening despite glimpses of the site due to less foliage.



Above: Plan Showing Illustrative Viewpoint Locations

VISIBILITY AND VIEWS

Buildings and structures within the business / industrial park along the settlement edge screen any views from areas located farther to the west.

To the north, the site is almost completely screened by vegetation along Bishopstoke Road, however, a glimpse of the site is possible from a bridge over the River Barton along Bishopstoke Rd and from the junction adjacent to the site.

Vegetation within the Itchen Valley provides a strong screen in views towards Eastleigh from the east and south east, which can be obtained from the Itchen Way, which follows the Itchen Navigation. These views are dominated by vegetation, including tree copses, shrubs and hedgerows, but also provide glimpses of industrial / business park units along Eastleigh settlement edge. In winter conditions, glimpses of the settlement edge from the Itchen Way become slightly more available, however, even with less foliage they are well contained by existing trees and shrubs.

VIEWPOINTS

Ten viewpoints around the site were selected to illustrate its visibility in the surrounding landscape and the potential scale of impacts on landscape character and visual amenity.

All viewpoints were taken from publicly accessible locations - PRow and local roads. Viewpoint photographs were recorded in good weather conditions on 24 June and 24 July 2024,

and on 29 October 2025 with Canon 6d digital single reflex camera equipped with 50mm lens. Viewpoint photographs / panoramas on the following pages are not scaled and are for illustrative purpose.

Viewpoints were taken from the following locations:

- VP 1 - Chickenhall Lane, south of the site;
- VP 2 - Chickenhall Lane, near south-western site corner;
- VP 2b - Alternative location for autumn view;
- VP 3 - Chickenhall Lane, near existing site access gate;
- VP 4 - B3037 Bishopstoke Road junction with Chickenhall Lane;
- VP 5 - Bishopstoke Road, east of River Barton bridge;
- VP 6 - Bishopstoke Road near rugby club access;
- VP 7 - Fair Oak Road, pub car park;
- VP 7b - Alternative location for autumn view;
- VP 8 - The Itchen Way, east of the site;
- VP 9 - The Itchen Way, east of the site;
- VP 10 - The Itchen Way, south east of the site;
- VP 11 - Bishopstoke Road, view from River Barton bridge;
- VP 12 - The Itchen Way looking towards the exposed industrial settlement edge.

Viewpoints 1 to 4 and Viewpoint 11 illustrate the key views towards the site from Chickenhall Lane, the junction with Bishopstoke Road near the north-western site corner and from the River Barton bridge over Bishopstoke Road. The site's interior is well screened by the boundary hedgerow, however,

in winter months the site will become slightly more visible. The urbanising effect of Bishopstoke Road and the large industrial buildings immediately to the west of the site is apparent.

Viewpoints 5 and 6 illustrate the contained nature of views from Bishopstoke to the east of the site. The existing mature vegetation along the road provides almost impenetrable visual barrier and obscures views into the site. Similarly, Viewpoints 7 and 7a from a local pub at Bishopstoke edge (Fair Oak Road) shows that no views of the site are available from the east. This is also true in winter months due to the density of vegetation within the valley.

Finally, Viewpoints 8 to 10 and Viewpoint 12 illustrate views from the Itchen Way – they are heavily contained by vegetation and the site is screened by mature tree line along the River Barton and other areas within the Itchen Valley. The upper parts of industrial / business park units along Eastleigh settlement edge can be glimpsed through vegetation and are a negative feature in views from this footpath. The sheds / buildings immediately to the west of the site are largely screened, whilst those located farther to the south are more visible.

Whilst there is potential for glimpses of the upper storey and roofline of the proposed building in winter months, in those views, heavily filtered by existing vegetation, the building will be almost indistinguishable from the existing urban edge and will not have any significant impact on those views both in terms of their amenity or perception of openness.

ILLUSTRATIVE VIEWPOINTS

Hedgerow screening the site



Viewpoint 1: Chickenhall Lane, south of the site (24 July 2024).

Hedgerow screening still effective in autumn

Glimpses of the field south of the site



Viewpoint 1: Panorama taken on 29 October 2024.

ILLUSTRATIVE VIEWPOINTS

Hedgerow along the western site boundary



Viewpoint 2: Chickenhall Lane, near south-western site corner.

Glimpses of the site and adjoining fields from Chickenhall Lane start being possible in autumn, however, they are still very limited



Viewpoint 2b: Panorama taken on 29 October 2024 from a new location approximately 20m south of Viewpoint 2, above.

ILLUSTRATIVE VIEWPOINTS

Hedgerow along the western site boundary

Existing site access



Viewpoint 3: Chickenhall Lane, near existing site access gate (24 July 2024)

Hedgerow screening still effective in autumn



Viewpoint 3: Panorama taken on 29 October 2024.

ILLUSTRATIVE VIEWPOINTS

Application site (screened by the roadside hedgerow)



Viewpoint 4: B3037 Bishopstoke Road junction with Chickenhall Lane (24 July 2024)



Viewpoint 4: Panorama taken on 29 October 2024.

ILLUSTRATIVE VIEWPOINTS

Application site (screened by vegetation)



Viewpoint 5: Bishopstoke Road, east of River Barton bridge.

The proposed care home would be potentially glimpsed only through a small gap in tree and shrub planting



Viewpoint 5: Panorama taken on 29 October 2024.

Application site (screened by vegetation)



Viewpoint 6: Fair Oak Road, pub car park (24 June 2024).

Tree and hedgerow screening still very effective in autumn



Viewpoint 6: Panorama taken on 29 October 2024.

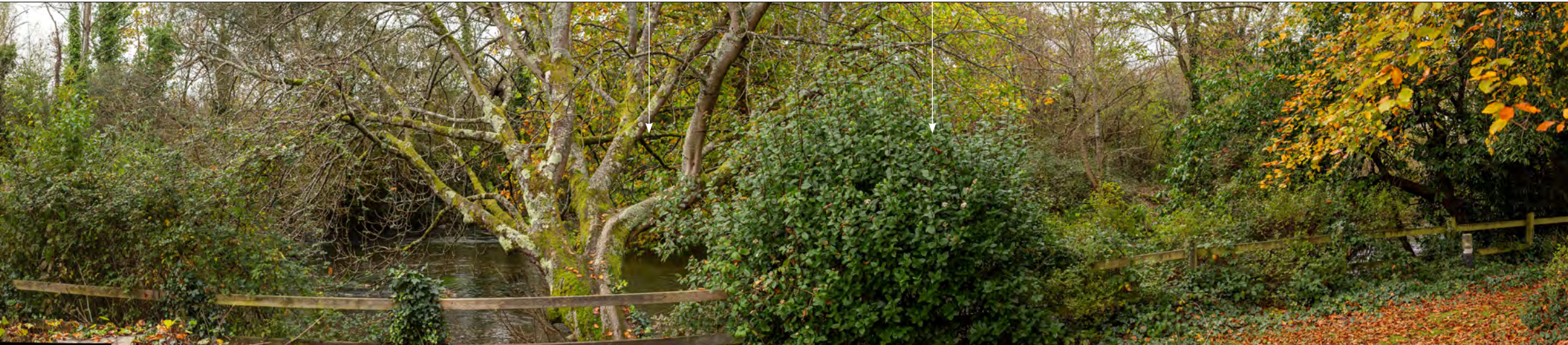
ILLUSTRATIVE VIEWPOINTS

Application site (screened by vegetation)



Viewpoint 7: Fair Oak Road, pub car park (24 June 2024).

Views of the site not possible in autumn due to existing screening within the Itchen Valley



Viewpoint 7b: Panorama taken on 29 October 2024 from a footpath approximately 20m north of Viewpoint 7, above.

ILLUSTRATIVE VIEWPOINTS

Current industrial settlement edge (south of the site)

Application site (screened by vegetation)



Viewpoint 8: The Itchen Way, east of the site (24 June 2024).

Limited glimpses of the proposed building would be possible but they would be viewed against a backdrop of existing industrial sheds.



Viewpoint 8: Panorama taken on 29 October 2024.

ILLUSTRATIVE VIEWPOINTS

Current industrial settlement edge (south of the site) Application site (screened by vegetation)



Viewpoint 9: The Itchen Way, east of the site (24 June 2024).

Limited glimpses of the proposed building would be possible but they would be viewed against a backdrop of existing industrial sheds.



Viewpoint 9: Panorama taken on 29 October 2024.

ILLUSTRATIVE VIEWPOINTS

Application site (screened by vegetation)



Viewpoint 10: The Itchen Way, south east of the site (24 June 2024).

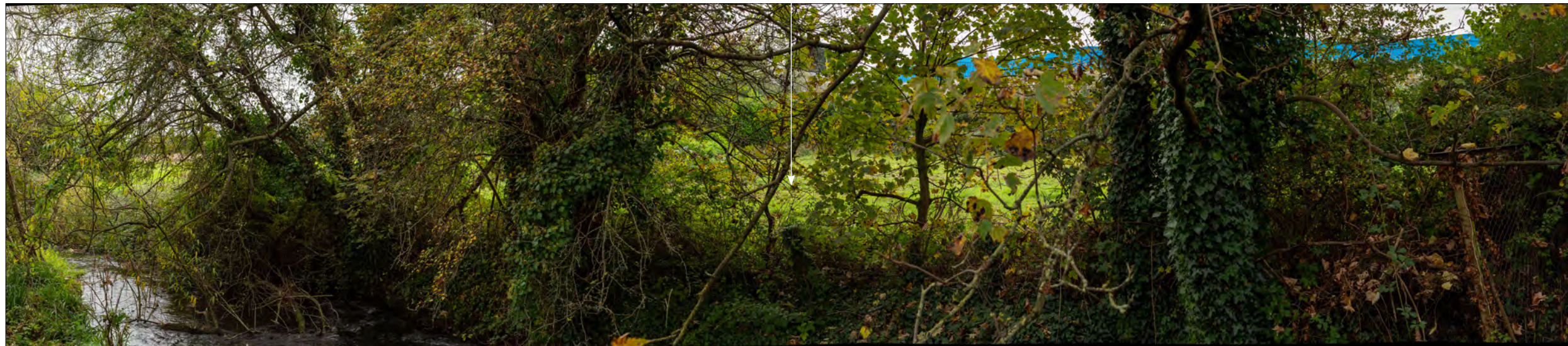
Application site (screened by vegetation)



Viewpoint 10: Panorama taken on 29 October 2024.

ILLUSTRATIVE VIEWPOINTS

Application site



Viewpoint 11: Bishopstoke Road, view from River Barton bridge (panorama taken on 29 October 2024).



Viewpoint 12: The Itchen Way looking towards the more exposed industrial settlement edge (panorama taken on 29 October 2024). The site (to the north-west) is completely screened from this location.

VISIBILITY AND VIEWS - KEY ISSUES

Following the visual surveys carried out in June and July 2024, in autumn 2024 and in winter 2025, we confirm that the site is very well screened from its landscape setting.

The visibility of the proposed building would be limited to a very small geographical area and, in our opinion, should not be considered significant in terms of visual amenity.

The following points are worth emphasising:

- The geographical area of potential visual impacts is very small - predominantly along the adjacent sections of Chickenhall Lane and Bishopstoke Road.
- The hedge along Chickenhall Lane will provide good screening of the proposed building due to the combination of hedgerow's height, angle of view (upwards) and the offset of the building from the western site boundary.
- Visual receptors along Chickenhall Lane and Bishopstoke Road (mainly motorists and cyclists but also some pedestrians) are not considered high sensitivity visual receptors due to their reduced interest in the surrounding landscape (compared to, for example, users of PRow). Therefore, the impact on their visual amenity will not be significant considering the extremely limited area of geographical impact combined with the small scale of the visual change in the context and influence of the existing industrial edge.

- Whilst we agree with the EBC that the hedgerow along Chickenhall Lane or vegetation near the River Barton bridge would become less dense in winter conditions to provide more glimpses of the site, all those views would be still heavily filtered due to the thickness of the existing shrub cover and the hedgerow.
- Any glimpses of the proposed building from the Itchen Way, which are experienced by highly sensitive receptors with interest in the surrounding landscape, would be barely perceptible and available only on the backdrop of the existing industrial sheds along Chickenhall Lane. This, in our opinion, would not constitute a significant impact on visual amenity or landscape character, as the scale of this visual change (proportion of view to change and the geographical area of impact) would be very low.
- The slightly increased views of the site in winter conditions (without foliage) would only be available 3 to 4 months of the year, whilst for the remaining months the site's visibility would be significantly lower (as illustrated by 'summer' views taken in June and July 2024).
- The proposed planting would add screening to the existing planting - this would help further mitigate those already limited views from the east (the Itchen Way).
- The proposed building is more attractive as a gateway feature to Eastleigh than the existing uses along the settlement edge.



Above: River Barton bridge provides glimpsed views into the site - predominantly in winter - from a very short section of the road.



Above: Vegetation along Bishopstoke Road is dense and even in winter it provides an effective visual screen of the site and Eastleigh edge.

SETTLEMENT GAP

OUTLINE

The analysis of the Eastleigh Bishopstoke Settlement Gap was prepared by Deacon Design in 2020 and recommended no changes to the central part of this gap. The Eastleigh Borough Settlement Gap Study contains a gap description and recommendations for improvements to mitigate the identified negative impacts on the existing gap.

Following our analysis of the site, the surrounding landscape character and settlement edges and the views towards the site, we provide a summary of measures / opportunities that the proposed development should explore to mitigate the impact on the visual perception of the gap.

PURPOSE OF GAPS

Settlement gaps are a planning designation which aims to protect the land between settlements to prevent their coalescence and maintain their separate identities through the limitation of development in certain areas.

The site forms a part of a buffer between the settlements of Eastleigh and Bishopstoke and its visibility and perception in its current landscape context contributes to the perceptual aspect of the gap. The summary of the key points form the 2020 study which relevant to the site is provided below.



Above: Eastleigh - Bishopstoke Gap analysis included in the Eastleigh Borough Settlement Gap Study (Deacon Design, 2020)

SETTLEMENT GAP

GAP CHARACTER

The Eastleigh-Bishopstoke Settlement Gap shares all key landscape characteristics with the Itchen Valley LCA, as they both cover broadly the same area. In terms of perceptual aspects of settlement separation, which this statement is focussed on, the key area of the gap are the floodplains and recreation grounds, as they create the strongest sense of openness and distance between Bishopstoke and Eastleigh.

Whilst the more vegetated areas along the western Bishopstoke Road and the River Barton, which meanders through the valley to the east of the site, also form part of the gap and undoubtedly contribute to its undeveloped character, they seem slightly less sensitive in terms of gap function than the nearby open areas, as views towards and across the site are shorter, often interrupted by vegetation and partially influenced by the tall structures along the Eastleigh industrial edge.

GAP OVERVIEW

As defined in the 2020 Settlement Gap Study, the site is located in the north western corner of the Eastleigh - Bishopstoke Gap Sub-Area F9, on the edge of Eastleigh.

The Area F9 Itchen Valley is described as a large expansive floodplain which changes from dense vegetation at the

confluence of the river corridor where it runs beneath Bishopstoke Road to the north, opening to create a mosaic of riparian vegetation, pasture and associated field boundary hedgerows and ditches. This provides strong sense of openness / visual screen between the industrial land use along the Eastleigh edge and the low-level housing to the southern edge of Bishopstoke.

Whilst the Sub Area F9 has been assessed as contributing to all five PUSH (Partnership for Urban South Hampshire) guiding criteria for the creation of gaps, the application site is located adjacent to the industrial edge of Eastleigh. This part of the settlement edge comprises industrial units and Southern Water treatment plant to the south of the B3037 / Bishopstoke Road, that also provide a harsh industrial edge to the Itchen Valley floodplain. The raised Railway Line to the South and associated vegetation delineates end of Eastleigh settlement.

POTENTIAL GAP MITIGATION

To mitigate this negative impact on the existing gap, the 2020 Gap Study recommends managing development along Bishopstoke Road to encourage greater sense of arrival / leaving between two settlements, along Bishopstoke Road.

As discussed in the previous section, the visibility of the site in the surrounding landscape is very low and it is heavily

influenced by the adjacent industrial units. Whilst the site development would inevitably lead to the physical loss of a small part of the gap for the proposed care home (the overall gap assessment / assessment of spatial elements is provided in the planning statement), the proposed development provides an opportunity to improve the sense of arrival to Eastleigh by introducing a more appropriate development and attractive building than industrial sheds at the arrival point to Eastleigh.

Due to very limited visibility of the site in the surrounding landscape, the impact on the perception of gap openness will be negative yet very limited in visual terms. The core part of the Itchen Valley would not be affected (the development is located entirely outside the flood zone and the designed ecological areas). The impact of built form can be partially mitigated by new planting along the southern boundary and infill planting along the River Barton (this could lead to a localised enhancement of landscape features) but also, if possible, by converting some of the land south of the site to unmanaged landscape that would - in time - become natural and sympathetic to the Itchen Valley character.

It is recommended that structural amenity planting within the site is implemented to soften the adjacent hard industrial settlement edge and the proposed building, and that the existing hedgerow along Chickenhall Lane is retained and maintained as a strong visual screen along this road.

LANDSCAPE AND VISUAL ANALYSIS

KEY ISSUES

Following our desktop study and field survey undertaken in June 2024, we have identified the following key landscape issues to be considered in the design of the proposed development:

- The adjacent Eastleigh settlement edge has a locally urbanising effect and is a detractor in visual amenity terms;
- The site is located within the westernmost part of the area designated as a settlement gap;
- Flood zone is located adjacent to the eastern and southern site boundaries;
- Ecologically sensitive area is located along the River Barton immediately to the east of the site;
- Tree planting along the eastern site boundary to be protected;
- Mature boundary hedgerow along the western site boundary (Chickenhall Lane) screens almost all views into the site (except access);
- Potential glimpses of the site and the proposed building in winter from Chickenhall Lane (yet very limited due to the mature hedgerow), Bishopstoke Road and from the Itchen Way.
- Disused structures and paddocks within the site (negative feature).

To address the above issues, in particular the presence of the settlement gap and the site's contribution to the Itchen Valley's landscape character and visual amenity, we propose the following landscape principles for the emerging care home development within the site:

- Set the development back from the Bishopstoke Road / Chickenhall Lane junction to reduce the development's impact on the key route between Eastleigh and Bishopstoke and maximise the screening value of the existing hedgerow along Chickenhall Lane;
- The northern part of the site, adjacent to Bishopstoke Road, should be used for landscape improvements, including tree planting, to screen not only the proposed development but also partially soften the existing industrial edge of Eastleigh, therefore improving the amenity for people leaving / arriving Eastleigh;

- Protect and retain vegetation along the eastern site boundary, which is located along a landscape and ecologically sensitive area;
- Protect as much tree planting within the site as possible;
- Provide areas of tree and shrub planting along the southern site boundary which would not only screen the proposed development but also partially soften the existing industrial edge of Eastleigh in views from the south and east;
- Provide landscape and Green Infrastructure (GI) enhancements along the site boundaries and across the entire site to better integrate it into the surrounding landscape and create a better, softer edge to Eastleigh.

LANDSCAPE PROPOSALS

LANDSCAPE PROPOSALS

Our site analysis and concept work in collaboration with the team of planners, ecologists and architects have led to the landscape vision, which seeks to create a modern development that responds to its landscape setting. Its key goals are to:

- Provide a strong sense of place.
- Protect the existing vegetation along the site boundaries, with hedgerows to be enhanced with new planting.
- Provide a variety of amenity areas that will encourage residents to interact with nature in a safe and secure environment.
- Provide a range of sensory landscapes with year-round interests; avoiding potentially dangerous plants that might cause harm to residents living with dementia (for example thorny/poisonous plants).
- Conserve wildlife habitats associated with the site's existing vegetation that wraps around its boundaries.
- Reinforce the natural landscape setting by providing a strong palette of planting and complementary boundary vegetation to mitigate impacts on visual amenity and landscape character.
- Provide ecological enhancement through a range of native and non-native planting and offer an opportunity for residents to connect with the natural environment.

Based on current best practice, the landscape proposals will create a meaningful place for the future community that will ensure its ability to thrive. Working closely with the design team we have sought to create a simple framework for development that reinforces the site's ecological value.

The landscape proposals for the proposed care home seek to create a series of complimentary formal and informal outdoor spaces, offering a variety of environments and activities for the future residents and staff.

KEY AREAS

Visitor / Staff Parking

The dedicated parking court provides 24no. car parking spaces, including 2no. disabled bays and a suitable turning head. Parking bays are broken up with planting beds to help soften the hard surfacing and provide an appealing approach to the care home.

The existing hedgerow to the western site boundary will be retained and enhanced to maintain a strong visual buffer between the care home and the adjacent industrial estate. Gently sloping mounds will be introduced within the proposed wildflower meadow to the north of the parking court to create a better transition between the care home development and the existing landscape.



LANDSCAPE PROPOSALS

Landscape Structure

Applying the 'Garden Rooms' approach, the design provides a series of communal spaces for social events and gentle exercise through garden paths. Private terraces will allow residents to seek solitude and personalise their own space. Together, communal spaces and private terraces will deliver a variety of sensory experiences and support well-being in a safe, interesting and friendly environment.

Walled Garden

The large walled garden to the north of the landscape offers a space for various activities, with patios extending from the café and dining area offering residents a space to eat outside in warmer months looking over a large area amenity lawn that can be used for garden parties and events. A circular perimeter pathway lined with sensory planting will allow residents to walk around the walled garden and will provide access from private terraces. A garden room will allow residents to experience the walled garden in cold or wet weather.

A feature tree located close to the boundary of the amenity lawn will help soften the care home façade and create a focal point. Climbers along the internal walls will soften the walls and create a feeling of comfortable enclosure, and with sensory planting running along the pathways and incorporating a mix of textures, colours, and scents.

Kitchen Garden

Inspired by traditional walled gardens, the kitchen garden will primarily act as a space for residents to grow their own vegetables, encouraging physical activity and time spent outdoors. Fruiting espalier trees will be planted in perimeter beds to soften the walls of the garden and provide fresh fruit for residents to enjoy. Benches placed within the perimeter beds with sensory planting will offer residents spaces to rest while they are gardening or walking through the gardens.

A gate leading through to the wildflower pathway encourages residents to explore the gardens and ensure that they do not feel trapped within the walled garden.

Wildflower Pathway

A winding pathway running throughout large swathes of wildflower meadow-style planting will create an informal, natural style walkway for residents that contrasts the formal styles of the walled garden. Gently sloped mounds of varying height will break up the area, making the space feel larger and adding a vertical dimension to an area where tree planting is not possible. Benches along the path will give residents an opportunity to rest.

Planting that encourages wildlife will be used throughout the wildflower pathway, providing foraging opportunities



LANDSCAPE PROPOSALS

for wildlife within the care home boundaries and creating the opportunity for residents to bird watch. To the north of the area a large native hedgerow will restrict views into the car park, while a wildflower meadow will create a smooth transition into the natural environment to the south.

Hard Landscape

Hard landscape will be used in various areas within the development to define entrances, pedestrian routes, and communal spaces. These areas will reinforce identity and create a strong 'sense of place', whilst being sympathetic to the surrounding materials (e.g. building) and soft landscape proposals.

High quality paving is proposed with the use of softly contrasting colours and unit sizes, which will be used to add interest within larger areas of hard surfacing. Changes in colour and texture will also be used to provide direction and define edges.

Boundaries

A 1.8m high metal parkland style railing will define the perimeter of the care home. The height will ensure the safety of the residents, while the parkland style will ensure that they do not feel restricted and offer views of the surrounding natural landscape.

To the east of the care home climbers and tree planting will soften the appearance of the fence and provide foraging and nesting opportunities for wildlife. To the south of the care home the fence will be obscured by a gentle slope and native scrub planting. Scrub planting within and outside of the fence line will reduce its visual impact.

To the west of the care home, the existing boundary hedgerow will be retained and enhanced to provide screening from the existing industrial estate and Chickenhall Lane. The 1.8m fence will be erected in front of the hedgerow, where necessary, to ensure resident safety. To the north of the care home, a space to which residents will not have access, the boundaries will be defined by the existing hedgerows and tree planting.





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