Briarwood
Landscape Architecture

# Landscape and Visual Appraisal

## BROADWAY FARM, BOTLEY – SITE D

BRIARWOOD LANDSCAPE ARCHITECTURE | ON BEHALF OF CCW SERVICES LIMITED

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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 Institute[1], to accompany a proposed development at Broadway Farm, Botley, located on a piece of land referred to as Site D ('the site'), on behalf of CCW Services Limited.

**1.2** The location of the proposed development is shown on the Site Location Plan at Appendix 1. The centre of the site is located at grid coordinate SU 50384 13313.

**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 300 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 III, 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 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** The site boundaries are partially defined on the ground. The southern boundary and part of the eastern boundary are defined by an existing steel mesh security fence. The remaining boundaries are undefined. However, the site forms part of a larger enclosed space whose boundaries are defined by further security fencing.

**3.3** Internally, the site consists predominantly of grassland. An existing non-native conifer hedge is located along part of the site's eastern edge.

**3.4** 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

**3.5** The site is considered to be of a small scale relative to its host landscape.

**3.6** 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

**3.7** 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

**3.8** The site topography falls from a high point of approximately 15 metres Above Ordnance Datum (AOD) in the south to a low point of approximately 13 metres in the north.

**3.9** 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

**3.10** There are no obvious water features on or adjacent to the site. The Pudbrook Lake watercourse comes within approximately 20 metres of the site's north-east corner at its closest point.

### Landscape Framework – Trees and Vegetation Cover

**3.11** The site is largely improved grassland. A hedge consisting of non-native conifers is situated on the site's north-eastern edge. The trees are in a comparatively poor condition.

**3.12** Adjacent to the site's northern boundary is an area of recent native tree and shrub planting. The plants are presently immature transplants.

### Land Use

**3.13** The site is currently part of a larger grassed paddock, though one enclosed by steel mesh security fencing.

**3.14** Adjacent to the site to the east is the existing Broadway Farm commercial complex including warehouses, hardstanding for circulation and storage together with other existing parking areas. The complex is accessed off Broad Oak.

**3.15** To the west and north of the site the land use is agricultural and 'horsey-culture'. The wider area within approximately 0.5km of the site includes a range of other commercial, residential, and business uses.

### Public Rights of Way

**3.16** The site is currently entirely private with no public access. The closest public right of way to the site is 026/17/2 approximately 300 metres 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

**3.17** The A334 Broad Oak approximately 10 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

**3.18** 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.

**3.19** 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.

**3.20** 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

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

**Appendix 5 - Designations**

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

## Published Landscape Character Assessments

**3.23** 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.

**3.24** 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

**3.25** 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.

**Appendix 6 – 2e Forest of Bere West**

**3.26** 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 Underlining above author's emphasis

**2.17** 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 Underlining above author's emphasis

**2.18** Under the title 'Experiential/Perceptual Characteristics' the following is noted in paragraph 4.1:

"Views are predominantly short and often with a wooded backdrop…"

**2.19** 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 Underlining above author's emphasis

### Borough Landscape Character

**3.27** 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. 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**

**3.28** 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…"

**3.29** 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."

### Author's Assessment of Local Character

**3.30** 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

**3.31** 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.

**3.32** 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.

**3.33** 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.

**3.34** 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

**3.35** 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.

**3.36** 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

**3.37** 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. However, from even 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.

**3.38** 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

**3.39** 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.

**3.40** Elsewhere in the wider landscape, potential views of the site from the public highway network are generally be 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

**3.41** 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 the intervening landscape.

**3.42** 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 Proposed Development

**4.1** This section describes the key components of the proposals, and the nature of the anticipated effects that are likely to occur. A 'mitigation by design' approach has been taken as part of the project, meaning that during the course of design evolution, landscape, visual and character considerations were considered as an integral part of the design process.

**4.2** In summary, the proposed development envisages the creation of a new parking/commercial storage area adjacent the western edge of the existing Broadway Farm complex (see Appendix 8). The proposed development also includes the creation of an attenuation pond, to the west of the parking/commercial storage area, together with soft landscaping.

**Appendix 8 – Proposed layout plan**

### Access

**4.3** The proposed development would be accessed off the existing hard standing area of the main complex.

### Landscaping Works

**4.4** As part of the proposals, a landscape plan has been prepared which illustrates the landscape enhancements and embedded mitigation brought about by the proposals (see Appendix 9- Landscape Plan).

**Appendix 9 – Landscape Plan**

**4.5** The proposed landscape works comprise areas of native species structure (shrub) planting to the north-west of the proposed new parking/commercial storage area together with specimen trees. The proposed planting is intended to reinforce and enhance the existing field boundaries, provide additional screening and create new habitat and increased biodiversity.

### Assumptions about Proposed Planting

**4.6** When the visual assessment of the photo views describes any screening or filtering of any assessed views, there are assumptions made in respect of proposed planting and the anticipated heights that proposed planting can be hoped to achieve.

**4.7** Any tree planting will typically be supplied at heavy standard size at 12-14cm with a height at year 1 of 3-3.5m. In year 10 these trees, subject to species and external

factors considerations affecting tree growth rates, be expected to reach around 5-5.5m in height.

**4.8** Any native scrub planting areas would be typically be planted at 60-90cm at year 1, and be expected to be around 3.5m in year 10 unless managed at a lesser height.

### Lighting and Light Spill

**4.9** No external lighting strategy has been prepared for the proposed development at this stage on which to base a night-time visual assessment. It is anticipated that the details of any external lighting would be conditioned as part of any planning consent. Such a condition would enable the Council to stipulate and control the extent and nature of any external lighting.

# 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 sensitively designed development such as that being proposed. There would be little perceived loss of openness internally to the site and the integrity of the site as a distinctive parcel of land would be maintained.

**6.5** The susceptibility of the landscape resource, both on the site and in the local landscape, to change of the type proposed is considered to be low. The proposals would not alter 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<br><br>Local landscape - Medium.<br><br>The site itself is in a fair condition internally with no noteworthy landscape features. In its present form the site contributes little to the wider landscape. The wider landscape is considered to be in a fair to poor condition. |
| Scenic quality | Site – Low<br><br>Local landscape - Medium.<br><br>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<br><br>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.<br><br>Local Landscape - medium<br><br>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.<br><br>Local landscape – Low<br><br>Neither the site nor its environs contain or are covered by any statutory or non-statutory heritage designation. The site does not contain nor is it covered by any environmental conservation designation. |
| Recreational value | 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 recreational value. |
| Perceptual qualities | Site - Low.<br><br>Local landscape – Medium |

| | |
|---|---|
| | The site has very little intervisibility with the wider landscape. The vegetation on the boundaries of the paddock of which the site is currently a part do contribute visually to the wider area.<br><br>Noise and movement is readily apparent in the area around the site. Neither the site nor the wider area is tranquil. |
| Associations | Site - Low.<br><br>Local landscape – Low<br><br>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 being proposed. The site itself is also considered to have a low sensitivity to the type of development being proposed.

## Likely causes of Effect

**6.11** In the context of the proposed 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 temporary effects during the construction phase

**6.12** The temporary construction work that may give rise to effects on landscape features and character include:

- Site clearance
- Presence and movement of construction vehicles and plant;
- Presence of stored materials, plant and machinery, work compound and shelters;
- Construction of the proposed parking area and associated infrastructure;
- Implementation of soft landscape;

### Causes of effects at completion

**6.13** 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 new parking area onto the site;
- Creation of new access point from adjacent commercial area;
- Erection of new boundary treatments and minor structures;
- Installation of new soft landscape onto the site e.g. trees, hedgerows, shrubs and grassed areas.

**6.14** Effects at completion are primarily concerned with the medium to long term change to the landscape from its current baseline context as a result of the proposed development being in place on the site.

**6.15** In respect of physical changes to landscape elements and features, direct changes would be restricted to the site and its boundary. There would be no additional direct physical effects on the wider area the site.

## Effects upon Landscape Elements and Features

**6.16** 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:

- Year 1 of the operational phase (short-term), when construction work has been completed, and any soft landscape treatment has been implemented but has yet to establish and grow; and
- Year 15 of the operational phase (medium term), when built form has begun to mellow and weather and soft landscape including any grass, trees, hedgerows and shrubs etc have fully established and are starting to fill out.

### Topography

**6.17** 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.

**6.18** Some minor cut and fill is anticipated to allow for the creation of the proposed attenuation pond. However, other changes to the generally level profile of the site are likely to be localised and minor. The susceptibility of the site topography to the type of development being proposed is low.

**6.19** With a low value and a low susceptibility, the site's topography is assessed as being of low sensitivity to change. The creation of the proposed water attenuation pond and any minor changes to the site's overall topography as a consequence of kerb installation, placing of thresholds etc, with the proposals in place would bring about a medium magnitude of change.

**6.20** With a medium magnitude of change and a low sensitivity, the scale of effect on the site's topography at year 1 of the operational phase is assessed as minor neutral. The proposed attenuation pond would not be conspicuous, being a depression rather than rising above the adjoining topography. It is assessed that the scale of effect at year 15 of the operational phase would remain minor neutral. In reality, changes to the site topography will be permanent.

### Trees

**6.21** There is one row of non-native (Leylandii) conifer trees adjacent to the site's eastern boundary. The conifers are generally in a poor condition with evident signs of die back and broken branches. Owing to their location and scale, the trees are not a notable feature in the landscape. The trees are assessed as having a low value in landscape terms.

**6.22** All trees are judged to have an inherently high susceptibility to the construction work unless adequately protected. With a high susceptibility and a low value, the existing tree resource on the site is assessed as medium.

**6.23** It is anticipated that the existing row of conifers would have to be removed so as to accommodate the proposed development. As such the magnitude of change would be high.

**6.24** With a high magnitude of change and a medium sensitivity, it is assessed that there would be a major adverse effect on the site's existing tree resource at year 1. However, as part of the proposed development new native species tree and shrub planting will take place along the site's western and northern boundaries. Although comparatively immature at year 1, by year 15 the trees and shrubs will have fully established and will have filled out. The scale of effect on the existing tree resource will change to major beneficial.

### Other Vegetation

**6.25** The site is currently predominantly grassland. The grass is improved grassland and is valued as low as landscape feature. The proposed development would be incompatible

with the retention of the grassland on the area to be occupied by the proposed new parking/commercial storage area, and as such the grassland is assessed as having a high susceptibility. Overall, the sensitivity of the other vegetation resource on the site is medium.

**6.26** The magnitude of change on the other vegetation resource on the site would be high. With a medium sensitivity and a high magnitude of change, the scale of effect at year 1 would be major adverse. The scale of effect would remain as major adverse at year 15.

### Public Rights of Way

**6.27** 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 proposed development would have no physical effect on the local public right of way network.

### Water Features

**6.28** There would be no water features directly affected by the proposed development on the site.

**6.29** The proposals will introduce a water attenuation pond onto the site. Careful design of this feature would allow it to make a positive contribution to the landscape character of the site by creating further biodiversity and opportunities for wildlife habitat.

## Effects Upon Landscape Character

### Effect on the immediate landscape and the surrounding environs

**6.30** There would be a fundamental and permanent change to the character of the site with the proposed development in place. The grassland nature of the site would be replaced with a surfaced area and vehicle parking. There would be a variable degree of openness that would be dependent on the number of vehicles parked at any one time.

**6.31** Nonetheless, the physical characteristics of the wider local area would be unaltered with the proposals in place on the site. The 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, would continue to prevail.

**6.32** . In respect of Policy S5 of the Local Plan, by virtue of the site's location outside any statutory landscape protection designation, the proposed development would have no effect on the South Downs National Park or its setting. The proposed development would maintain a physical separation with the Woodhouse Gully SINC and would have no physical effect on the designation's functions. Similarly, the proposals would no

effect on any local woodland or riparian features. The proposals would be outside the coastal zone.

**6.33** Owing to its existing visual enclosure, the site is not readily perceived as an agricultural piece of land. 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 proposed development on the site would bring about little perceived change to character of the local area.

**6.34** As set out in Policy DM1, the character of the proposed development would be entirely compatible with the adjoining uses of Broadway Farm. The proposals by their generally low-profile nature would avoid impinging on any identifiable views.

**6.35** The proposals would remove an area of poor-quality non-native conifers that currently make only a slight positive contribution to the character of the local landscape. However, the proposed development would enhance the character of both the site and the wider local area through the introduction of new native species trees and shrubs.

**6.36** The introduction of new trees and shrubs along the boundary of the site would enhance the function of the Settlement Gap as required in Policy S6. The new planting once stablished and filling out would reinforce the Settlement Gap's existing tree and hedgerow resource. The proposed planting would function to provide additional screening to the proposed development, and to Broadway Farm, and would maintain a visual separation, at the point of the site, between Hedge End to the west and Botley to the east.

**6.37** Physically, the proposed development would occupy part of a larger field/paddock. However, development already extends to the north and west beyond the site boundary. There would be no appreciable encroachment into the countryside. The proposals would bring about no further coalescence of settlements.

**6.38** The proposed development would bring about only a slight experiential change to the local landscape character. The proposals would generate some noise and movement. However, the local landscape is not tranquil. The activity generated on the site would be 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.

**6.39** Perceptually, the site is visually well enclosed with little intervisibility with the surrounding landscape. Although there would be a notable change to the appearance of the site with the proposed development in place, the visual envelope in which any important changes to the appearance of the local landscape would occur would be limited to a very close proximity to the site boundary.

**6.40** Beyond a distance of approximately 300m from the site boundary, the proposed development would either not be visible or would be barely perceptible in the context of more expansive views containing other more prominent and/or dominant development.

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

### Magnitude of Change

**6.42** The magnitude of change on the character of the site is assessed as high. The magnitude of change on the character of the local landscape is assessed as low. Physical change would only occur on the site, but the wider pattern of the landscape would be altered to only a limited degree.

### Scale of Effect Year 1 and 15

**6.43** With a low sensitivity and a high magnitude of change, it is assessed that the scale of effect on the site at year 1 would be moderate adverse.

**6.44** With a low sensitivity and a low magnitude of change, the scale of effect on the wider local landscape at year 1 would be negligible neutral.

**6.45** At year 15, the proposed new tree and shrub planting would have become fully established and would have filled out to create an increased visual screen to the site and an enhancement to the existing tree and hedgerow resource on the site and within the Settlement Gap. It is assessed that the scale of effect on the site would diminish to minor neutral and that the scale of effect on the wider local landscape would diminish to negligible beneficial.

## Summary

**6.46** The potential effects on the character and appearance of the local landscape associated with the proposed parking area for the Broadway Farm commercial area would primarily be localised. Physical changes would be confined to the site. Though the changes to the site would be permanent, there is judged to be only limited potential that the proposed development would meaningfully impact on the local character of the Settlement Gap.

**6.47** No notable landscape features that contribute to the character of the area would be removed as a result of the proposed development. The design of the proposed parking area, though functional, would be in keeping with the area's character, providing a development that would be wholly suited to its context. As such, the proposals accord with the objectives and policies at a national and local level as they relate to landscape and visual matters.

# 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 10).

**Appendix 10 – 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 6 viewpoints have been selected from a desk top study, and then micro-sited in the field (see Appendix 11). 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 11 – Representative Viewpoints**

## Visual Commentary

Viewpoint 1

### Description of Baseline View

**7.5** This view is view is taken from the A334 Broad Oak adjacent to the entrance of the Richmond Garage The view looks west along the A334. Residential development is seen in part to both the left and right of the view. A steep embankment with existing vegetation on and adjacent it, greatly restricts intervisibility from the highway to the landscape to the north (the left of the view). Views of and into the site are screened.

**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 proposed development in place there would be no change. The proposed development would be screened from view through a combination of existing vegetation and built form together with changes in landform in the space between the observer and the site boundary.

### Scale of Visual Effect

**7.9** With no change, there would be effect at year 1 or year 15.

Viewpoint 2

### Description of Baseline View

**7.10** This view is taken from the footway of the A334 at the point closest to the site boundary. The view looks north in the direction of the site. The view is foreshortened by a grass embankment and existing hedgerow vegetation. Views of and into the site are screened.

**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 proposed development in place there would be no change. The proposed development would be screened from view through a combination of existing vegetation and built form together with changes in landform in the space between the observer and the site boundary.

### Scale of Visual Effect

**7.14** With no change, there would be effect at year 1 or year 15.

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 towards the site. The view looks through a belt of woodland towards the site. 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 proposed development in place there would be no change. The proposed development would be 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 would be effect at year 1 or year 15.

Viewpoint 4

### Description of Baseline View

**7.19** This view is taken from Woodhouse Lane opposite junction with Pavilion Road looking south-east. The view looks through roadside vegetation and across a series of fields. 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 proposed development in place there would be no change. The proposed development would be screened from view through a combination of existing vegetation in the landscape between the observer and the site boundary.

### Scale of Visual Effect

**7.22** With no change, there would be effect at year 1 or year 15.

Viewpoint 5

### Description of Baseline View

**7.23** This view is a sequential view from Woodhouse Lane. The view looks south-east from the highway across the carriageway and a pastoral field in the direction of the site. 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 proposed development in place there would a negligible magnitude of change.

### Scale of Visual Effect

**7.27** With a negligible magnitude of change and a medium sensitivity there would be a negligible neutral effect at year 1. The growth of the proposed tree and shrub planting would ensure that the existing tree and hedgerow features in the view were strengthened. The scale of effect at year 15 would become negligible beneficial.

Viewpoint 6

### Description of Baseline View

**7.28** 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. The site is not readily discernible amongst existing vegetation in the intervening landscape between the observer and the site boundary.

**7.29** The view is representative of users of the highway.

### Sensitivity of Visual Receptor

**7.30** 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

**7.31** With the proposed development in place there would a negligible magnitude of change.

### Scale of Visual Effect

**7.32** With a negligible magnitude of change and a medium sensitivity there would be a negligible neutral effect at year 1. The growth of the proposed tree and shrub planting would ensure that the existing tree and hedgerow features in the view were strengthened. The scale of effect at year 15 would become negligible beneficial.

## Summary of detailed visual assessment

**7.33** A summary of the effects on visual amenity of the 8 representative viewpoints is given in Table 7.1 below.

Table 7.1 – Summary of the effects on representative viewpoints

| Viewpoint | Sensitivity | Magnitude of change | Scale of Effect at years 1 | Scale of Effect at year 15 |
|---|---|---|---|---|
| Viewpoint 1 - View taken from adjacent Richmond Garage entrance (A334 - Broadoak) looking west | Medium | No change | No effect | No effect |
| Viewpoint 2- View taken from footway of A334 - Broadoak looking north in | Medium | No change | No effect | No effect |

| Viewpoint | Sensitivity | Magnitude of change | Scale of Effect at years 1 | Scale of Effect at year 15 |
|---|---|---|---|---|
| the direction of the site | | | | |
| Viewpoint 3 - View taken from footway of A334 - Broadoak looking north-east in the direction of the site | Medium | No change | No effect | No effect |
| Viewpoint 4 – View taken from Woodhouse Lane opposite junction with Pavilion Road looking south-east | Medium | No change | No effect | No effect |
| View 5 – View taken from Woodhouse Lane looking south-east | Medium | Negligible | Negligible neutral | Negligible neutral |
| View 6 – View taken from | Medium | Negligible | Negligible neutral | Negligible beneficial |

| Viewpoint | Sensitivity | Magnitude of change | Scale of Effect at years 1 | Scale of Effect at year 15 |
|---|---|---|---|---|
| Woodhouse Lane (bridge over Woodhouse Gully) looking south-east | | | | |

## Summary

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

**7.35** Where potentially visible, the proposed development would be barely discernible and would be seen as only discrete elements rather than in its entirety. New tree and shrub planting would, once stablished and filling out, provide additional screening so that any residual visual effects are judged to be no greater than negligible. The existing visual integrity and appearance of the local landscape would be maintained with the proposed 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 a proposed development at Broadway Farm, Broad Oak.

**8.2** The proposed development the proposed development envisages the creation of a new parking area adjacent the western edge of the existing Broadway Farm complex with its associated warehouses and storage areas. This report has assessed the potential landscape and visual effects the proposed development.

**8.3** The site comprises part of a larger pastoral field/paddock and is entirely private. The site is within the Settlement Gap identified in the currently adopted Local Plan but is not within the National Park or any other valued landscape.

**8.4** The potential effects on the character and appearance of the local landscape associated with the proposed parking area for the Broadway Farm commercial area would primarily be localised. Physical changes would be confined to the site. Though the changes to the site would be permanent, there is judged to be only limited potential that the proposed development would meaningfully impact on the local character of the Settlement Gap.

**8.5** No notable landscape features that contribute to the character of the area would be removed as a result of the proposed development. The design of the proposed parking area, though functional, would be in keeping with the area's character, providing a development that would be wholly suited to its context. As such, the proposals accord with the objectives and policies at a national and local level as they relate to landscape and visual matters.

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

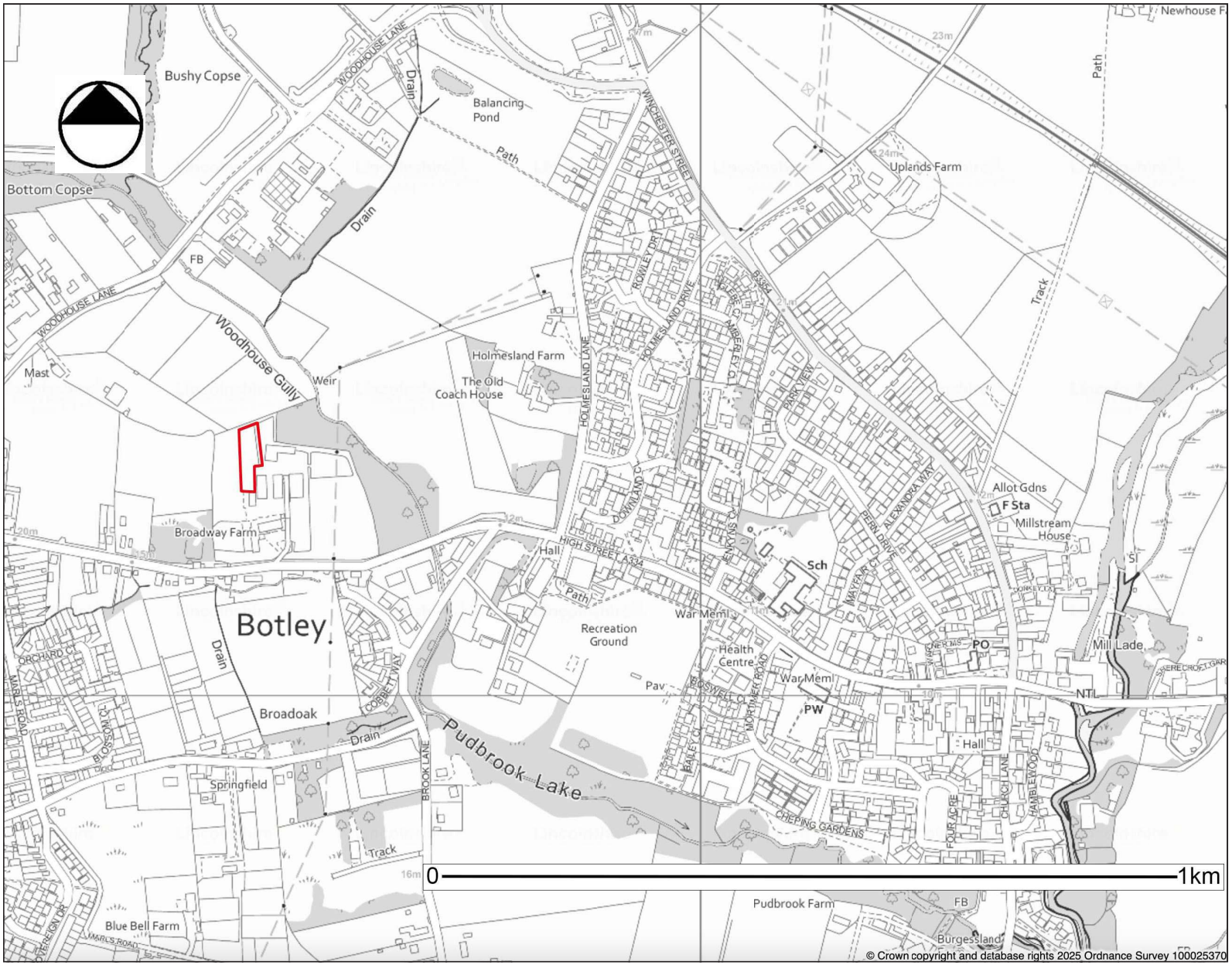
**8.7** Where potentially visible, the proposed development would be barely discernible and would be seen as only discrete elements rather than in its entirety. New tree and shrub planting would, once stablished and filling out, provide additional screening so that any residual visual effects are judged to be no greater than negligible. The existing visual integrity and appearance of the local landscape would be maintained with the proposed development in place on the site.

**8.8** It is considered that the proposals would not appear unduly prominent or dominant as a feature and would typically be 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

Briarwood
Landscape Architecture

| | | | |
|---|---|---|---|
| DRAWING: Site Location Plan | | | |
| PROJECT: Broadway Farm, Broadoak | | | |
| SCALE: As shown | DATE: Jan.2025 | DRAWN: SW | |
| DRAWING NUMBER: BLA423-01 | | 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:<br>• have no or little rarity and/or,<br>• make no and/or make only a limited contribution to the character and local visual and amenity value and/or<br>• 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:<br>• are notable in the landscape, with some visual and/or amenity interest but,<br>• do not make a particularly strong or important contribution to the character of the landscape and/or,<br>• ones that are an intrinsic element of landscape but in poor condition |
| High | Ones that:<br>• make an important contribution to the character of the landscape and/or<br>• have particular historical or cultural reference and/or<br>• 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.<br>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.<br>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.<br>Good opportunities for mitigation and enhancement . |

**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 |

**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.<br>Few opportunities for mitigation and enhancement. |
| Medium | A moderate ability of the landscape to accommodate the type of development being proposed – some susceptibility.<br>Some opportunities for mitigation and enhancement . |
| Low | A well-defined ability of the landscape to accommodate the type of development being proposed – little susceptibility.<br>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 |

| | |
|---|---|
| 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<br>• View has little aesthetic merit e.g. has numerous visual detractors, is badly degraded etc.<br>• View makes a limited contribution to the understanding of |

| | |
|---|---|
| | the function or wider pattern of the landscape<br>• Views with no known social, cultural or historic associations<br>• 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<br>• View with some limited aesthetic appeal<br>• View makes a reasonable contribution to the understanding of the function or wider pattern of the landscape<br>• Views with some known local social, cultural or historic associations<br>• 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<br>• View with great aesthetic appeal<br>• View makes an important contribution to the understanding of the function or wider pattern of the landscape<br>• Views with some known national or international social, cultural or historic associations especially to art and literature<br>• 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 |

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# Appendix 3 – Landscape Features Plan

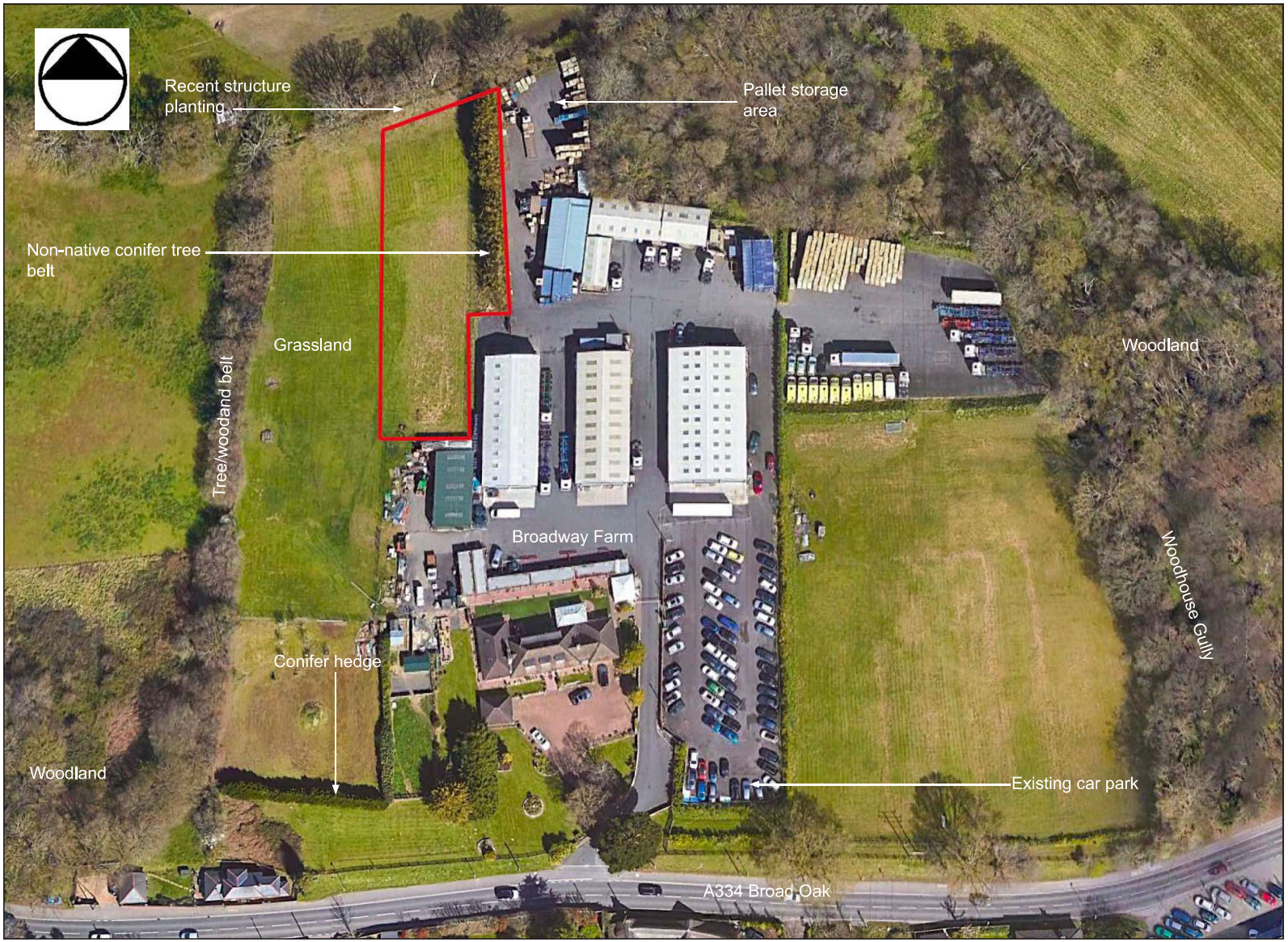



Image: Google Earth - September 2024

KEY TO PLAN

Site boundary

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| | | | |
|---|---|---|---|
| DRAWING: Landscape Features Plan | | | |
| PROJECT: Broadway Farm , Broadoak | | | |
| SCALE: NTS | DATE: Jan.2025 | DRAWN: SW | |
| DRAWING NUMBER: BLA423-02 | | REVISION: | |

# Appendix 4 – Context Views

For Context Only




Context view 1 - View looking north from the site




Context view 2 - View looking east from the site

For Context Only

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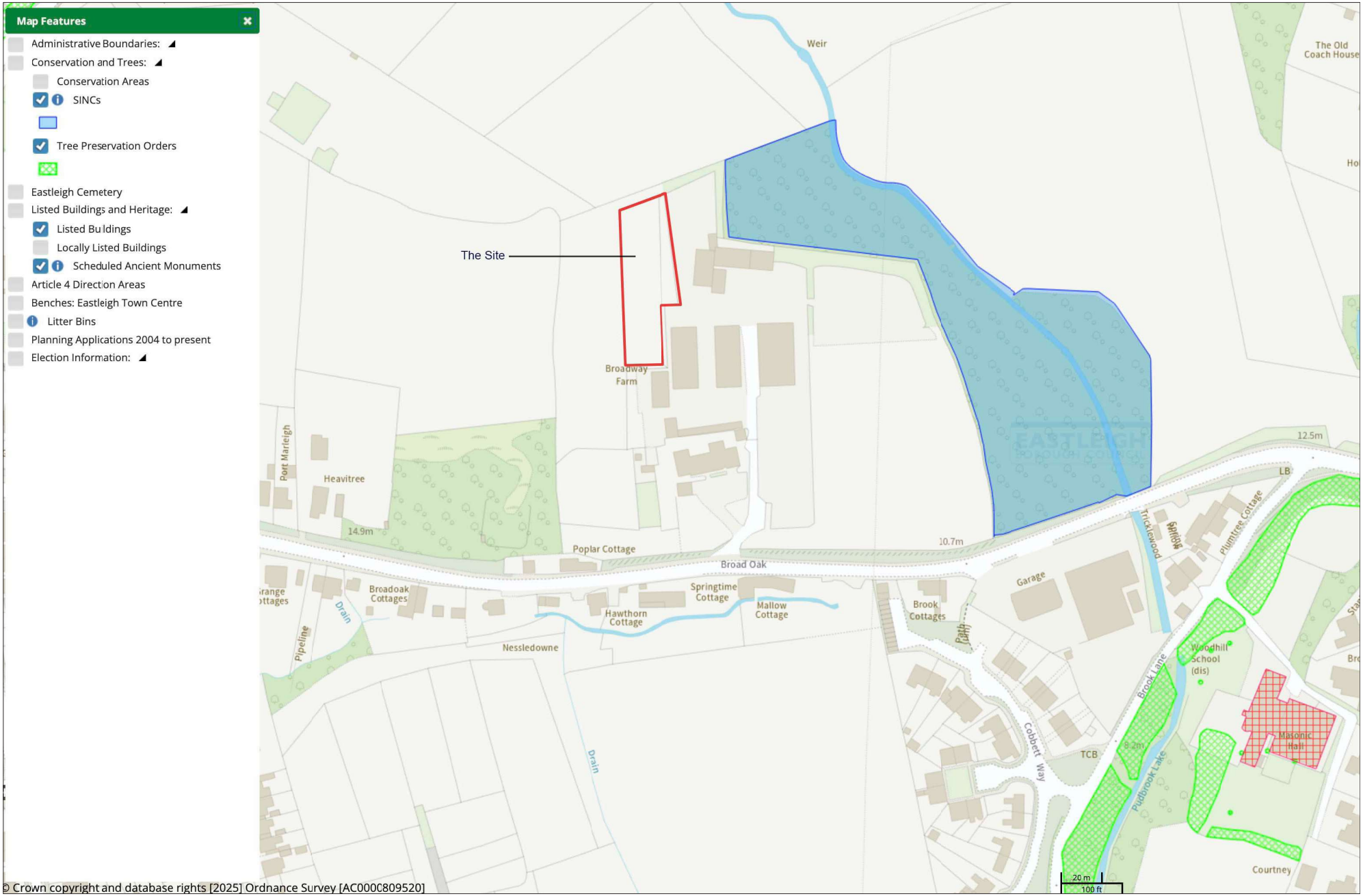



Context view 3 - View looking south from the site




Context view 4 - View looking west from the site

# Appendix 5 – Designations




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

Designations - Broadway Farm, Botley

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# 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.



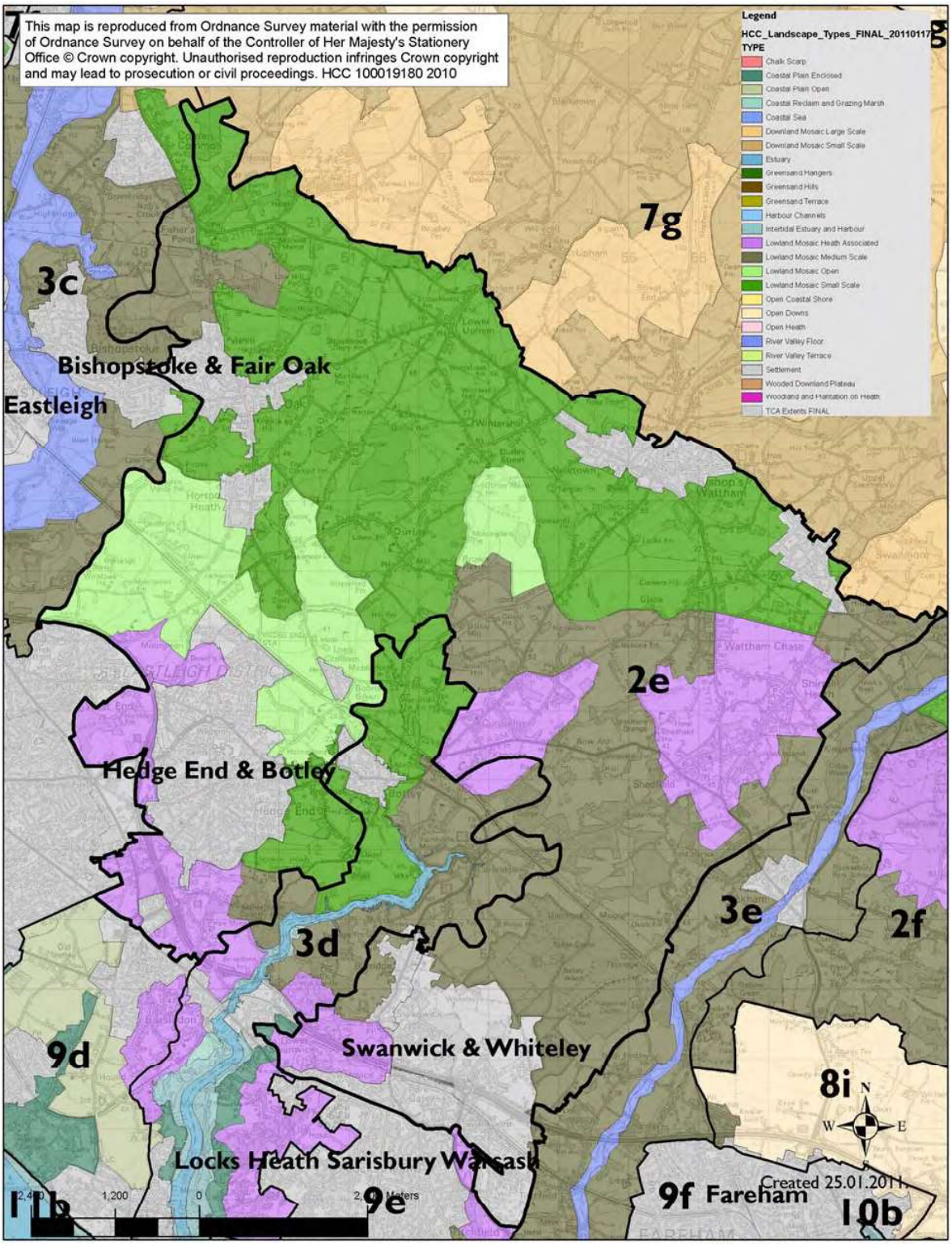
Botley Wood © P&K Larcombe



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

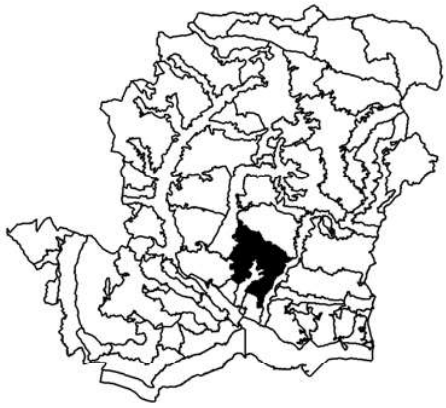



# FOREST OF BERE WEST

Hampshire County Council

## 1.0 Location and Boundaries

1.1 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 Westboune but is essentially different.



1.2 ***Component County Landscape Types:***
Lowland Mosaic Medium Scale Wooded, Lowland mosaic Small Scale Wooded, Significant sized settlement

1.3 ***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.

1.4 ***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 size[14]. 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 poor[27]. There are few multi user routes and they are in poor condition in relation to other landscapes in Hampshire[27]. 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 and 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 show[26]. 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 id-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***

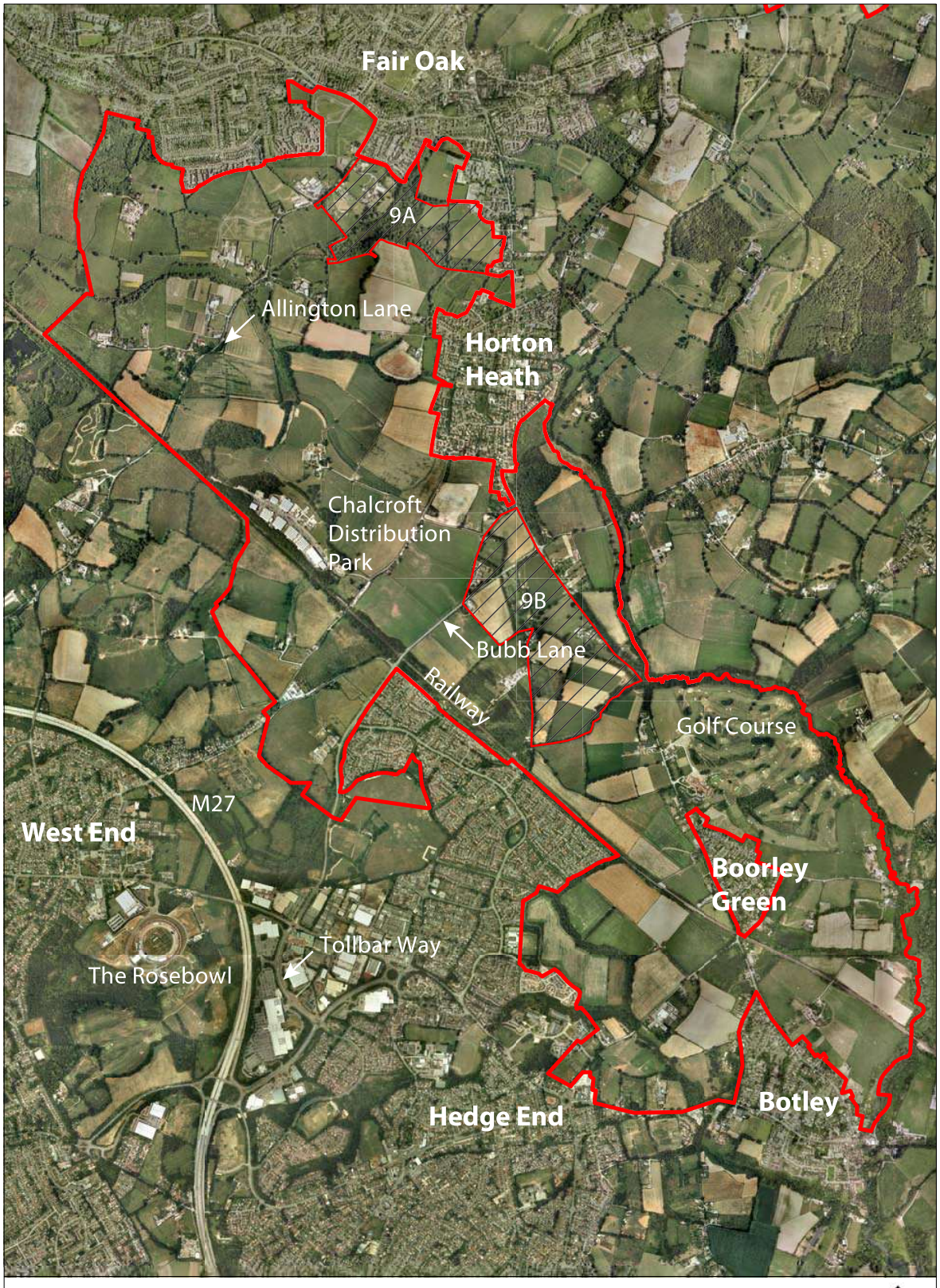
| **7.1**<br>***Remnant islands of Forest landscapes, former large commons such as Netley and Waltham Chase and assarts fringed with 19th century enclosures resulting in a well wooded landscape with thick hedges and mature oaks, particularly in the north.*** | |
|---|---|
| **FORCES FOR CHANGE:** | **CONSEQUENCES** |
| 1.3.4.6 | Threats:<br>Further loss of farmland and in particular hedge and hedgerow oaks.<br>Development within or adjoining former remaining open forest landscapes. |
| | Opportunities:<br>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.<br>Influence agri-environment schemes in relation to characteristic hedges and impacts e.g. run off onto adjoining woodland sites. |
| **7.2**<br>***Mixed traditional settlement pattern of nucleated spring line settlements, common heath edge and dispersed 19th century farmsteads.*** | |
| **FORCES FOR CHANGE:** | **CONSEQUENCES** |
| 1.2 .3 | Threats:<br>Change from rural to suburban character extending further into the character area and in particular adjoining ancient woodland and heathy sites.<br>Incremental small scale development of common edge settlement, particularly along main routes increasing the overall sense of unbroken development. |
| | Opportunities:<br>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**<br>***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:<br>Further loss of unimproved grassland to agricultural improvement.<br>Increasing abstraction from Hamble and Meon tributaries which have an effect on the surface and ground water levels in damp/wet habitats.<br>Changes in salinity to upper reaches of the Hamble, due to unrestricted change from saline to freshwater. |
| | Opportunities:<br>Target agri-environment schemes and other grant funding sources towards conservation and enhancement of this key quality.<br>Influence River Catchment Flood plans of the Hamble, Meon and Itchen.<br>Support BOA .target habitats for conservation, habitat linking, creation, reversion opportunities for lowland woodland, unimproved grassland, heath and damp habitats. |
| **7.4**<br>***Very local countryside to large centres of population, including commons and Forestry Commission managed sites.*** | |
| **FORCES FOR CHANGE:** | **CONSEQUENCES** |
| 2.3.4.6 | Threats:<br>Over formalisation of semi-natural areas to provide recreation facilities.<br>Increasing access opportunities can introduce greater likelihood of conflict through misuse (e.g. fly tipping trespassing) on local farmland. |
| | Opportunities:<br>Support CAP objectives; including off road links between countryside sites and improve connections north/south in relation to severance by M27.<br>Influence green infrastructure policy for this part of the PUSH area. |

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# 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.

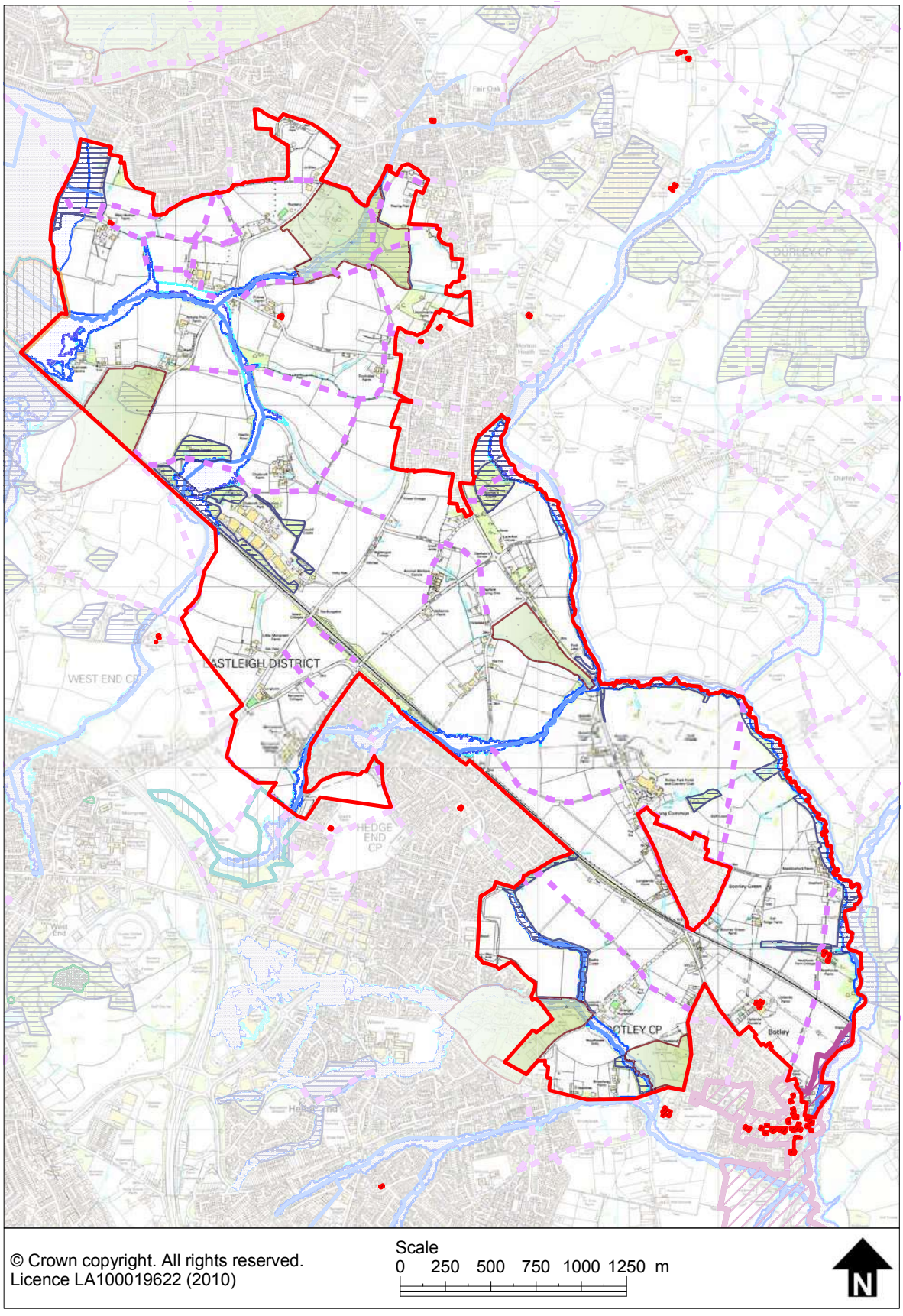
4.130 There is a network of narrow lanes and small farms which appear to date from the enclosure of land in the eighteenth and nineteenth centuries. Views from within the area are generally to low wooded horizons.

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 SINCs. The railway is a prominent feature at points, but the area extends beyond it to the southwest

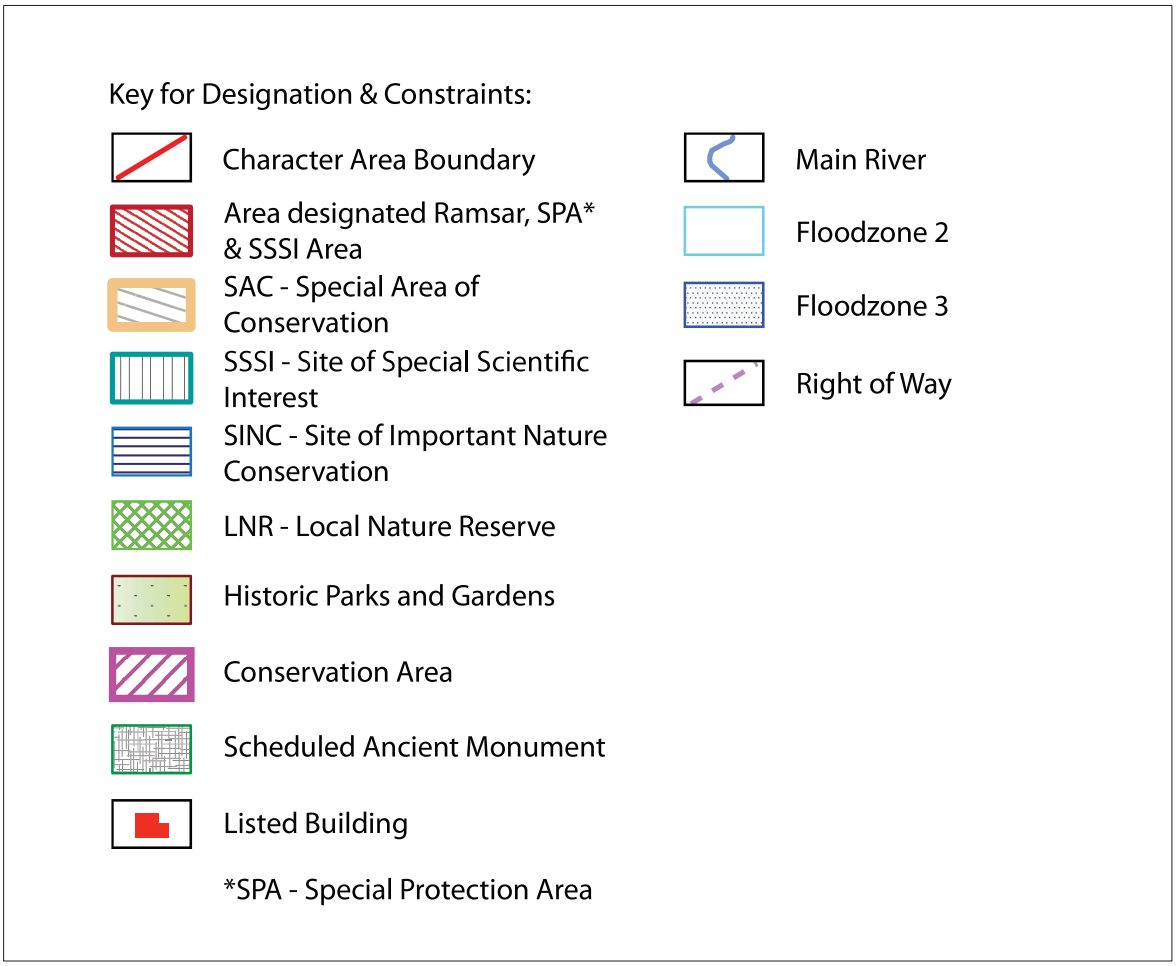


Figure 24. Quobleigh Pond within sub-area 9A

## Designations and Constraints




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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 treebelts.

## 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 SINCs 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.

# Appendix 8 – Proposed Layout

# SITE LAYOUT

0 5 10 15 20 25 30 35 40 45 50m
LINEAR SCALE 1:500
A1 @ 1:500




N
W E
S
Indicative

RIBA Chartered Practice
arb Architects Registration Board

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| SCHEDULE OF AREAS | |
|---|---|
| | sqm |
| Proposed new hardstanding | 1915 |
| Area to revert back to landscaping | 2083 |

- Existing hardstanding rea to revert back to landcaping subject to ecologist requirements
- Proposed landscaped buffer of mixed scrub (subject to ecologist requirements & detailed landscape design)
- Proposed hardstanding area
- Proposed attenuation basin
- Proposed landscaped buffer (subject to detailed landscape design)
- Proposed informal landscaping (subject to detailed landscape design)
- Existing trees (see arb. report for full details)

NOTE: For full detailed design see engineers drawings, landscape proposals, tree and ecology assessments

| rev. | date: | note: |
|---|---|---|
| D | 14.04.25 | Pond & landscape upate |
| C | 5.02.25 | Landscape/biodiversity update |
| B | 5.02.25 | Buffer update |
| A | 31.01.25 | Planning issue |

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project name/address:
CCW
Broadway Farm
Broad Oak
Botley

client:
CCW Services Ltd

drawing title:
Site Layout

| job number: | drawing number: | revision: |
|---|---|---|
| 2013 | 103 | D |

| drawing scale/size: | date: | drawn: |
|---|---|---|
| 1:500 (A1) | Aug 24 | |

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# Appendix 9 – Landscape Plan

## PLANTING PLAN




Scale bar 0 25m

## KEY TO PLAN

- Retained tree canopy
- Existing conifer belt to be removed
- Existing hard standing
- Existing built form
- Proposed specimen tree
- Proposed native species structure planting
- Retained grassland - to be managed for species diversity
- Proposed hard standing
- Proposed attenuation pond

## TREE SCHEDULE

| Species | Form | Girth | Height cms | Root Condition |
|---|---|---|---|---|
| Acer campstre | Heavy Standard | 12-14 | 350-425 | 45-65 Litre |
| Betula pendula | Regular Standard | 8-10 | 250-300 | 40+ Litre |
| Prunus avium | Heavy Standard | 12-14 | 350-425 | 45-65 Litre |
| Quercus robur | Heavy Standard | 12-14 | 350-425 | 45-65 Litre |

NB: Numbers and locations of proposed trees as indicated on Planting Plan

## STRUCTURE PLANTING SCHEDULE

| Percentage of mix | Species | Root condition | Age + times transpld | Height cm | Plant numbers |
|---|---|---|---|---|---|
| 10% | Corylus avellana | Bagged | 1+1 | 60-90 | 29 |
| 60% | Crataegus monogyna | Bagged | 1+1 | 60-90 | 172 |
| 5% | Eounymous europaeus | Bagged | 1+1 | 60-90 | 15 |
| 5% | Ligustrum vulgare | Bagged | 1+1 | 60-90 | 15 |
| 10% | Prunus spinosa | Bagged | 1+1 | 60-90 | 29 |
| 5% | Salix caprea | Bagged | 1+1 | 60-90 | 15 |
| 5% | Viburnum opulus | Bagged | 1+1 | 60-90 | 15 |

## NOTES TO DRAWING

1 - For Planning purposes only

2 - To be read in conjunction with architect's drawings and layout

3 - This drawing has been prepared in colour and a monochrome version should not be relied upon

4 - Do not scale from drawing

Revisions:

A - 28th April 2025 - Amendment to layout. Inclusion of attenuation pond

## GRASS MIX TO ATTENUATION POND

Emorsgate EM8 Meadow Mixture for Wetlands

Wild Flowers 20%
0.70% Achillea Millefolium – Yarrow
0.60% Agrimonia eupatoria – Agrimony
0.10% Angelica sylvestris – Wild Angelica
0.20% Betonica officinalis – Betony
3.20% Centaurea nigra – Common Knapweed
1.40% Filipendula ularia – Meadowsweet
0.40% Galium album – Hedge Bedstraw
2.00% Galium verum – Lady's Bedstraw
0.80% Lathyrus pratensis – Meadow Vetchling
0.60% Leontodon hispidus – Rough Hawkbit
1.20% Leucanthemum vulgare – Oxeye Daisy (Moon Daisy)
0.60% Lotus corniculatus – Birdsfoot Trefoil
0.10% Lotus pedunculatus – Greater Birdsfoot Trefoil
1.00% Medicago lupulina – Black Medick
2.00% Plantago lancelata – Ribwort Plantain
0.40% Primula veris – Cowslip
0.80% Prunella vulgaris – Selfheal
1.20% Ranunculus acris – Meadow Buttercup
0.80% Rhinanthus minor – Yellow Rattle
0.60% Rumex acetosa – Common Sorrel
0.30% Sanguisorba officinalis – Great Burnet
0.50% Silene flos-cuculi – Ragged Robin
0.20% Taraxacum officinale – Dandelion
0.30% Vicia cracca – Tufted Vetch

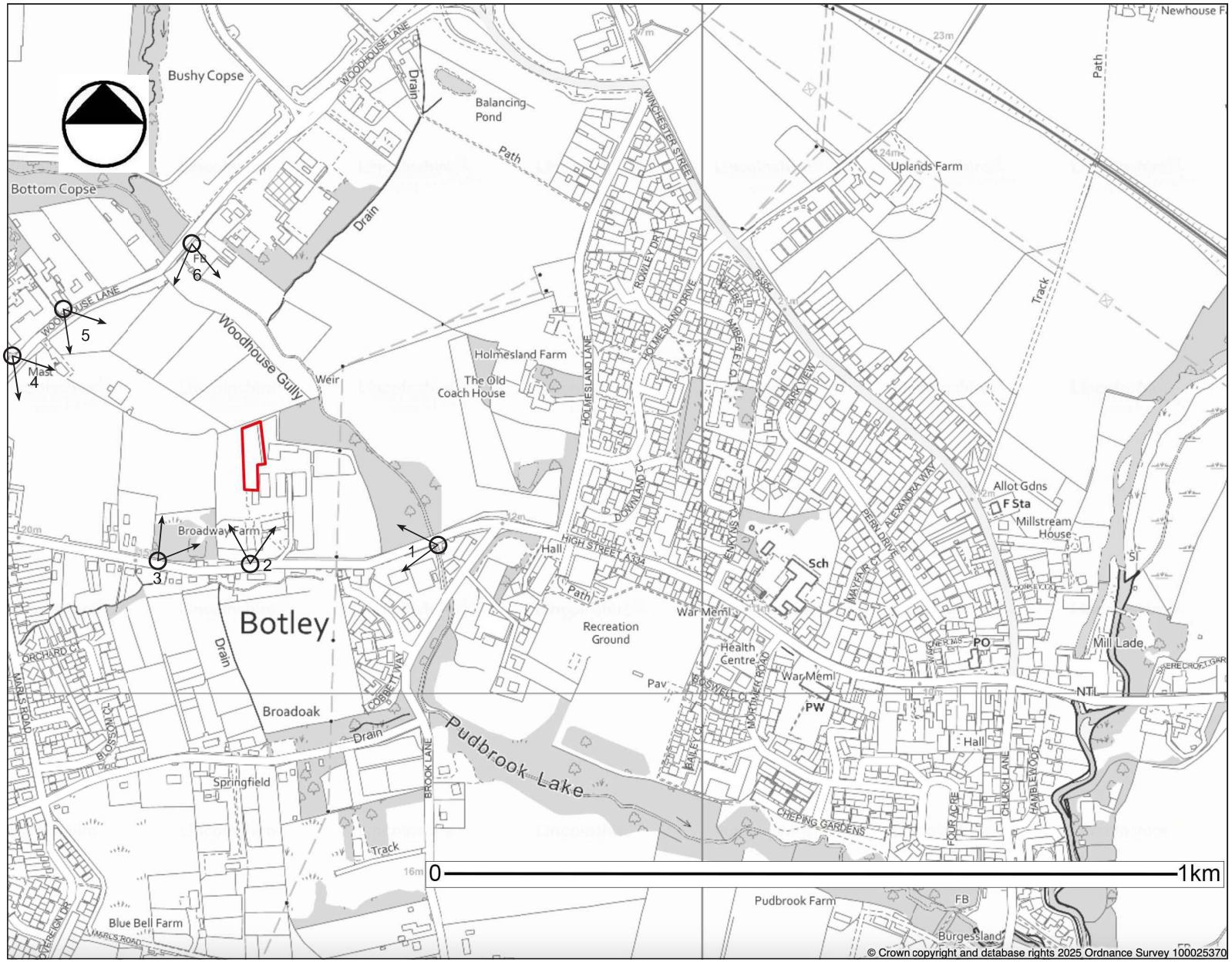
Grasses 80%
4.00% Agrostis capillaris – Common Bent (w)
4.00% Anthoxanthum odoratum – Sweet Vernal-grass (w)
0.80% Carex divulsa subsp. divulsa – Grey Sedge (w)
33.60% Cynosurus cristatus – Crested Dogstail
1.60% Deschampsia cespitosa – Tufted Hair-grass (w)
20.00% Festuca rubra – Red Fescue
3.20% Hordeum secalinum – Meadow Barley (w)
5.60% Phleum bertolonii – Smaller Cat's-tail (w)
5.60% Poa trivialis – Rough-stalked Meadow-grass
1.60% Schedonorus arundinaceus – Tall Fescue

NB Implementation and maintenance to be in accordance with manufacturer's instructions

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| | | | |
|---|---|---|---|
| DRAWING<br>Landscape Proposals Plan | | | |
| PROJECT<br>Broadway Farm, Botley | | | |
| SCALE<br>1:500@A2 | DATE<br>Feb - 2025 | DRAWN<br>SW | |
| DRAWING NUMBER<br>BLA432-04 | | REVISION<br>A | |

# Appendix 10 – Photoview Location Plan




KEY TO PLAN

Site boundary

Photoview Location

10

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| | | | |
|---|---|---|---|
| DRAWING: Photoview Location Plan | | | |
| PROJECT: Broadway Farm, Broadoak | | | |
| SCALE: As shown | DATE: Jan.2025 | DRAWN: SW | |
| DRAWING NUMBER: BLA423-03 | | REVISION: | |

# Appendix 11 – Representative Views




Representative Photoview 1 - View taken from adjacent Richmond Garage entrance (A334 - Broadoak) looking west

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

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Representative Photoview 2 - View taken from footway of A334 - Broadoak looking north in the direction of the site

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

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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

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Representative Photoview 4 - View taken from Woodhouse Lane opposite junction with Pavilion Road looking south-east

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

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Representative Photoview 5 - View taken from Woodhouse Lane looking south-east

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

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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

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