



Sydney Lodge

Existing view looking towards existing GE Aviation Reception Building and Visitor Car Park

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Existing view looking east over cricket ground towards Hamble le Rice

Existing industrial buildings within GE Aviation Site
(to be demolished)



Existing view looking west over GE Aviation car park

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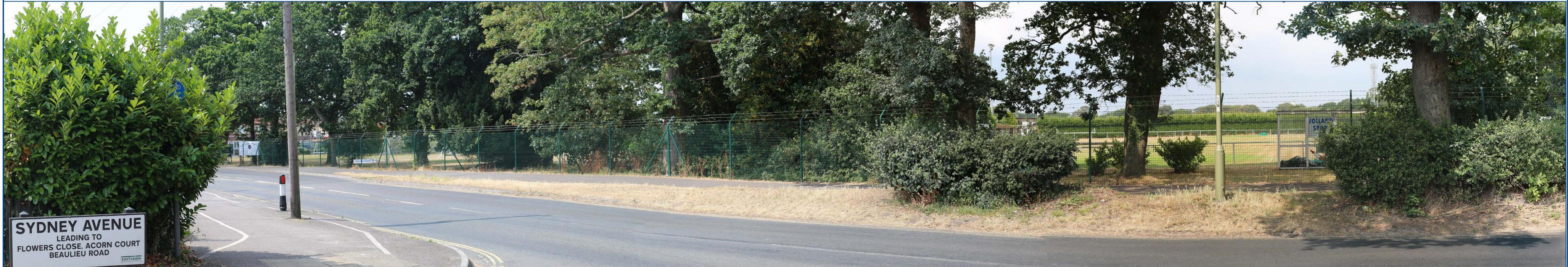
Gateguard (Folland Gnat)

Key Viewpoint 1: Kings Avenue



Key Viewpoint 2: Hamble Lane

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Key Viewpoint 3: Sydney Avenue



Key Viewpoint 4: Mount Pleasant Playing Fields



Key Viewpoint 5: Hamble Lane

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Key Viewpoint 6: Royal Victoria Country Park

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Key Viewpoint 7: Shore Road, Hythe

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APPENDICES

APPENDIX 1

Methodology

A1.1 The Landscape and Visual Appraisal considers the potential effects of the proposed development upon:

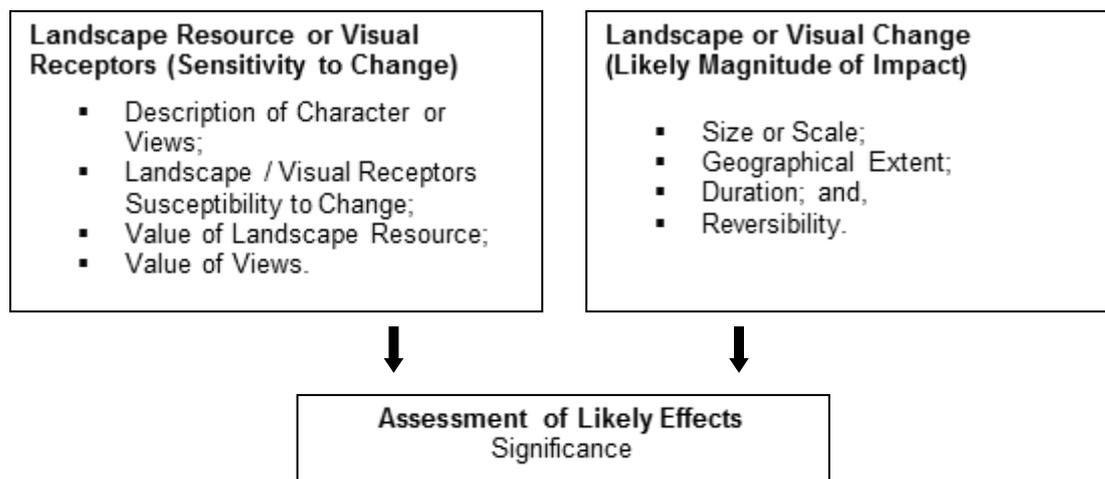
- Landscape character of the local area;
- Individual elements and features in the landscape; and
- Visual amenity of those who would view the proposed development.

Distinction between landscape and visual effects

A1.2 As set out in the 'Guidelines for Landscape and Visual Impact Assessment: Third Edition', 2013 (Landscape Institute and Institute of Environmental Management and Assessment) (GLVIA3) (Ref. 1) landscape and visual effects have been assessed separately, although the procedure for assessing each of these is closely linked. A clear distinction would be drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the project on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, tourists etc.) and on the visual amenity experienced by those people.

A1.3 The likely landscape and visual effects of the proposed development are assessed by considering the change that would result from it against the landscape resource or visual receptor as outlined in the diagram below.



A1.4 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) appraisal using professional judgement. Magnitude of change (impact) and resource and receptor

sensitivity are described in the paragraphs below. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).

- A1.5 The assessment has been carried out for the operational phase of the proposed development and takes into account potential daytime effects during this phase. Fieldwork was undertaken in summer 2018 when existing deciduous vegetation was in leaf. The assessment of potential landscape and visual effects is based upon that of the opening year during winter Year 1 (when all the construction works are complete) and during summer Year 10 when any mitigation (in the form of landscape planting) would have achieved its intended design function.

Planning Policy Context

- A1.6 This section summarises the national and local plan policies pertinent to landscape and visual issues that are considered to be of relevance to the proposed development. The application site is located on land at Hamble le Rice, Hampshire; the determining authority for the proposed development would be Eastleigh Borough Council (EBC). Landscape planning designations are shown on Figure 1. The following policy documents have been reviewed as part of the appraisal:

- *National Planning Policy Framework (NPPF) (Ref. 2);*
- *National Planning Practice Guidance (NPPG) (Ref. 3); and,*
- *Eastleigh Borough Local Plan, Review (2006) (Ref. 4).*

Visual Baseline

- A1.7 A Zone of Theoretical Visibility (ZTV) for the proposed development, which takes into account the screening effects of significant blocks of settlement (at 9m) and existing vegetation (at 12m) is included within this appraisal (Figure 2). It illustrates the theoretical extent of the surrounding area from which the proposed buildings, at an assumed height of 10.5m above existing ground level (egl), may be potentially visible. The ZTV was computer generated using the ArcGIS Viewshed tool. Three origin points within the application site were selected where 3 storey residential buildings are proposed. OS Terrain 5 data was used as the Digital Terrain Model (DTM) for the ZTV. A 2km radius has been selected (equivalent to a 4km diameter), for the study area used in this appraisal. It is considered that any potentially significant visual and/or landscape effects resulting from the proposed development would be well within 2km of the application site.
- A1.8 Visual receptors include the public or community at large, residents and visitors to the area. A number of key viewpoints looking towards the proposed development have been selected. These include views from local roads and the public right of way network at different distances and orientations to the application site. The key viewpoints have been used to assess the potential visual effects of the proposed development (for their locations, see Figure 2). The key viewpoints are as listed in Table 1 below.

Table A1: Key Viewpoints

Viewpoint No./Location	Notes
Vp.1: Kings Avenue	View looking west along Kings Avenue towards the existing entrance to the GE Aviation site.
Vp.2: Hamble Lane	View looking west towards the application site showing the junction between Hamble Lane and Kings Avenue, including the existing football ground and gate guard feature (Folland Gnat aircraft). The leylandii hedgerow beyond the aircraft encloses the bowling green.
Vp.3: Sydney Avenue	View looking south-west towards application site and part of the football ground. Existing trees between the football ground and Hamble Lane provide some screening to the summer view.
Vp.4: Mount Pleasant Playing Fields	View looking south. The application site is screened in the summer view by existing vegetation bordering a public footpath which runs to the immediate north of the application site.
Vp.5: Hamble Lane	No part of the application site is visible. Existing vegetation on the west side of Hamble Lane foreshortens the summer view.
Vp.6: Royal Victoria Country Park	Existing vegetation foreshortens the summer view. No part of the application site is visible.
Vp.7: Shore Road	View from the west side of Southampton Water showing the wider coastal setting to the GE Aviation site. The Netley Hospital Chapel building is discernible, as is the brick chimney and some buildings within the GE Aviation site. However, the application site itself is screened within the summer view.

A1.9 Baseline photographs have been taken at eye level from each of the viewpoints, using a digital SLR camera with a 50mm lens. These photographs have been reproduced in the assessment (Figure 4a – 4g) and a description of the views included.

Landscape Baseline

A1.10 The landscape character baseline information in this appraisal has been derived from the following documents:

National:

- NCA Profile: 126 South Coast Plains (2014) (Ref. 6).

County:

- Hampshire County Council, Integrated Character Assessment (2011) (Ref. 7); and,

District:

- Eastleigh Borough Council (EBC), Landscape Character Assessment (December 2011) (Ref. 8).

A1.11 Whilst the relevant landscape character areas from the national and county level landscape character studies have been referred to, the appraisal of potential landscape effects, resulting from the proposed development, uses the district level landscape characterisation as derived from the EBC Landscape Character Assessment (December 2011) as baseline for the appraisal.

Appraisal criteria and significance of effects

A1.12 The purpose of the appraisal is to evaluate the magnitude of change (impact) to landscape and visual resources and receptors to enable any likely significant effects, resulting from the proposed development, to be identified.

A1.13 Published guidance states that the level of effects is ascertained by professional judgement based on consideration of the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the project.

Sensitivity of landscape receptors

A1.14 The sensitivity of a landscape receptor is a combination of *“judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape”* (GLVIA3, para 5.39). For the purpose of this appraisal, susceptibility and value of landscape receptors are defined as follows:

- Landscape susceptibility: *“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies”* (GLVIA3, para 5.40).
- Value of the landscape receptor: *“The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors”* (GLVIA3, para 5.44).

Sensitivity of visual receptors

A1.15 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) *“should be assessed in terms of both their susceptibility to change and in views and visual amenity and also the value attached to particular views”* (GLVIA, para 6.31). For the purpose of this appraisal, susceptibility and value of visual receptors are defined as follows:

- Visual susceptibility: *“The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and, the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”* (GLVIA3, para 6.32).

- Value of views: Judgements made about the value of views should take account of: *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art...”* (GLVIA3, para 6.37).

A1.16 Sensitivity is not readily graded in bands and GLVIA3 notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change *“is not black and white and in reality, there will be a gradation in susceptibility to change”* (GLVIA3, para 6.35). In order to provide both consistency and transparency to the appraisal process, however, Table 2 defines the criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the proposed development.

Table 2: Sensitivity of receptor

	Landscape resource/receptor	Visual receptor
Low	Landscape value is low, with no designations; landscape is in a poor condition and a degraded character with the presence of detractors such as industrial units; and the landscape has the capacity to potentially accommodate significant change.	May include people at their place of work, or engaged in similar activities, whose attention may be focussed on their work or activity and who may therefore be potentially less susceptible to changes in view. Occupiers of vehicles whose attention may be focused on the road.
Medium	Landscape value is recognised or designated locally; the landscape is relatively intact, with a distinctive character and few detractors; and is reasonably tolerant of change.	Viewers' attention may be focused on landscape; such as users of secondary footpaths, and people engaged in outdoor sport or recreation (e.g. horse riders using gallops).
High	Landscape value recognised by existing or proposed national designation. The qualities for which the landscape is valued are in a good condition, with a clearly apparent distinctive character and absence of detractors. This distinctive character is susceptible to relatively small changes.	Large number or high sensitivity of viewers assumed. Viewers' attention very likely to be focused on landscape, e.g. residents experiencing views from dwellings; users of strategic recreational footpaths and cycle ways; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.

Magnitude of impact on landscape resources / receptors

A1.17 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: *“The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape...; the degree to which aesthetic or perceptual aspects of the landscape are altered*

either by removal of existing components of the landscape or by addition of new ones... ; and, “whether the effect [impact] changes the key characteristics of the landscape, which are critical to its distinctive character” (GLVIA3, para 5.49).

- Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLVIA3 notes that *“in general effects [impacts] may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas.”* For the purposes of this appraisal, the assessment considers the impact of the proposed development on the published landscape character areas and units, both at county and national level, i.e. the third and fourth landscape scales.
- Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA3 explains that as there are no standard lengths of time within these categories, the assessment must state what these are and why these have been chosen (GLVIA3, para 5.51). Reversibility is described as *“a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation”* (GLVIA3, para 5.52). Projects can be considered to be permanent (irreversible), partially reversible or fully reversible. For the purposes of this appraisal the proposed development is considered to be permanent (irreversible).

Magnitude of impact on visual receptors

A1.18 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: Judgements need to take account of: *“the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development; the degree of contrast or integration of any new features or changes in the landscape with existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses”* (GLVIA3, para 6.39).
- Geographical extent: This will vary from viewpoint to viewpoint and will reflect: *“the angle [orientation] of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development; and, the extent of the area over which the changes [impact] would be visible”* (GLVIA3, para 6.40).
- Duration and reversibility of visual effects: As with landscape impacts, duration should be categorised as short, medium or long-term and projects considered to be permanent (irreversible), partially reversible or fully reversible (GLVIA3, para 6.41). For the purposes of this appraisal the impacts on views of the proposed development are considered to be fully reversible.

Table A2: Magnitude of impact

	Landscape impacts	Visual impacts
Negligible	The impact of change on the perception of the landscape, the physical features or the character is barely discernible.	The character of the view will not be altered by the proposed development. The proposed development is at such a distance or is heavily screened so as to be barely perceptible and may only be visible in clear conditions. May go unnoticed.
Small	Changes to the physical landscape, its character and the perception of the landscape are slight. Long distance to affected landscape with views toward the character area/type.	Visible, but not prominent. Minor component and no marked effect on view.
Medium	The proposed development forms a visible and recognisable feature in the landscape. Proposed development is within or adjacent to affected character area/type. Scale of development fits with existing features.	Prominent. Has an important, but not defining influence on view; is a key element in the view.
Large	Where there are substantial changes affecting the character of the landscape, or important elements. Proposed development within or close to affected landscape. Size of development out of scale with existing elements.	Dominant. Has a defining influence on the view.

Significance of effect

A1.19 The significance of the landscape and visual effects are assessed through consideration of the sensitivity of the receptor and the magnitude of change. The following table outlines the broad approach adopted to assess the level of effect, together with professional judgement. This may lead some effects to fall between two categories.

Table A3: Significance of effect

Landscape and visual sensitivity	Magnitude of change			
	Large	Medium	Small	Negligible
High	Substantial	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

A1.20 The significance effect of relevant aspects of the project on the landscape has been described and evaluated against the following criteria, as set out in Table A4 below:

Table A4: Significance of landscape effects

Significance of effect	Definition (landscape resource/receptor)
Substantial adverse	Where the proposed changes cannot be mitigated; would be completely uncharacteristic and would substantially damage the integrity of a valued and important landscape.
Major adverse	Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape.
Moderate adverse	Where some elements of the proposed changes would be out of scale or uncharacteristic of an area.
Minor adverse	Where the proposed changes would be at slight variance with the character of an area.
Negligible adverse	Where the proposed changes would be barely discernible within the landscape.
Neutral:	Where the proposals would be in keeping with the character of the area and/or would maintain the existing quality or where on balance the proposals would maintain quality (e.g. where on balance the adverse effects of the proposals are off-set by beneficial effects).
Negligible beneficial	Where the proposed changes would be barely discernible within the landscape.
Minor beneficial	Where the proposed changes would reflect the existing character and would slightly improve the character and quality of the landscape.
Moderate beneficial	Where the proposed changes would not only fit in well with the existing character of the surrounding landscape but would improve the quality of the resource through the removal of detracting features.
Major beneficial	Where the proposed changes would substantially improve character and quality through the removal of large scale damage and dereliction and provision of far reaching enhancements.

A1.21 The effect of relevant aspects of the project on views has been described and evaluated as set out in Table A5 below.

Table A5: Significance of visual effects

Significance of effect	Definition (visual resource/receptors)
Substantial adverse	Where the proposed changes would form the dominant feature or would be completely uncharacteristic and substantially change the scene in valued views.
Major adverse	Where the proposed changes would form a major part of the view, or would be uncharacteristic, and would alter valued views.
Moderate adverse	Where the proposed changes to views would be out of scale or uncharacteristic with the existing view.
Minor adverse	Where the proposed changes to views would be at slight variance with the existing view.
Negligible adverse	Where the proposed changes would be barely discernible within the existing view.
Neutral	Where the project would be imperceptible or would be in keeping with and would maintain the existing views or, where on balance, the proposals would maintain the quality of the views (which may include adverse effects of the proposals which are offset by beneficial effects for the same receptor).
Negligible beneficial	Where the proposed changes would be barely discernible within the existing view.
Minor beneficial	Where the proposed changes to the existing view would be in keeping with and would improve the quality of the existing view.
Moderate beneficial	Where the proposed changes to the existing view would not only be in keeping with but would greatly improve the quality of the scene through the removal of visually detracting features.
Major beneficial	Where the proposed changes to existing views would substantially improve the character and quality through the removal of large scale damage and dereliction and provision of far reaching enhancements.

A1.22 The level of effects is described as substantial, major, moderate, minor or negligible. Where negligible adverse and beneficial effects occur within the same view or same landscape, the effect can be described as neutral on balance. The level of effects varies according to individual circumstances and the baseline situation, for example the presence of landscape designations and/or visual detractors.

A1.23 A conclusion regarding the significance of each effect on a landscape or visual receptor needs to combine separate judgements about the sensitivity of receptors and magnitude of change as a result of the proposed development. GLVIA3 states at paragraph 5.55 that a sequential approach can be taken to appraisal of significance; *“susceptibility to change and value can be combined into an appraisal of sensitivity for each receptor, and size/scale, geographical extent and duration and*

reversibility can be combined into an appraisal of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance”.

- A1.24 In the appraisal those levels of effect indicated as being of ‘substantial’ or ‘major’ may be regarded as significant effects. An accumulation of individual ‘moderate’ effects, for instance views experienced during a journey, may also be regarded as significant.

Limitations and assumptions

- A1.25 The visual appraisal is based on analysis of OS mapping of the application site and surrounding area and field survey of views towards the application site from publicly accessible viewpoints in the surrounding landscape. Although every effort would be made to include viewpoints in sensitive locations and areas from which the proposed development is likely to be most visible, not all public viewpoints from which the proposed development may be seen, are included in the appraisal.
- A1.26 Field survey to inform the appraisal of both landscape and visual effects was undertaken in summer 2018, when existing deciduous vegetation was in full leaf. As such, the assessment of potential visual effects at winter Year 1 (worst case scenario) is based upon the anticipated visibility of the proposed development within a winter scene.

APPENDIX 2

Area 16: Victorian Parkland (extract from the Eastleigh Borough Council Landscape Character Assessment
(December 2011))

Area 16: Victorian Parkland



Description

- 4.225 The dominant and unifying feature of this small area between the settlements of Netley and Hamble-Le-Rice is its Victorian parkland character. This character is derived from the surviving buildings of the Netley Hospital and the groups of parkland trees, especially the pines. The Royal Victoria Country Park was established in 1980 by HCC. The park occupies much of this character area fitting into the historic character without significant impact. The coastal influence is very strong in the southern part, with views across Southampton Water framed by parkland.
- 4.226 To the north, as the land rises, and around the Police Training Centre, the neat parkland character is diminished, with woodland and unmanaged, rough grassland becoming prominent. Nevertheless there is a strong parkland element most evident from the groups of mature conifers.

Historic Features

- 4.227 The site of the Royal Victoria country park was originally the site of the British Army's first purpose-built military hospital. It was Queen Victoria who, following a visit to Fort Pitt, the primary hospital for wounded soldiers, generated the support for the building of new hospital. In January 1856 the site in Hamble was brought and in May that year, Queen Victoria laid the foundation stone. In 1863 the hospital starting caring for patients and the Army Medical School moved onto the site. The hospital functioned through the WWI and WWII. Gradually the historic building became more rundown and demolished in 1966 following the fire in 1963. Only the chapel was left. In 1978 the final patient left Netley. The site was then brought by HCC and the Royal Victoria Country Park opened in 1980.



Figure 43. The Chapel Museum at Royal Victoria Country Park

4.228 Royal Victoria Country Park (formerly Royal Victoria Military Hospital) is listed on the national English Heritage Register of Historic Parks and Gardens, as well as the local Hampshire register. The Military Hospital Cemetery established in the grounds of the former hospital is individually listed on the local register:

4.229 Military Hospital Cemetery – “Royal Victoria Military Hospital Cemetery. Cemetery established in grounds of former military hospital.”

4.230 Royal Victoria Country Park – “Former grounds of 19th century army hospital, now demolished; chapel (grade II* listed building) remains; grounds probably laid out by William Bridgewater Page; now a country park with woodland walks; views of Southampton Water, play areas, summer activities, heritage exhibition centre.”

4.231 The buildings which dominate this landscape are those of Netley Military Hospital. The surviving buildings are in the country park and the majority of these buildings are listed. Other listed buildings are located just outside the boundary of the Country Park.

HCC Historic landscape types:

4.232 Historic landscapes types in this area are:

4.3 Other pre-1810 woodland

11.3 Major sports fields and complexes

Ecological Features

4.233 The area falls within the Solent Coast and Hamble Estuary Priority Area. At Royal Victoria Country Park some of the grassland is significant as it contains the priority species of Green Winged Orchid and the Suffocated Clover. The mud/shale



Figure 44. Panorama of Royal Victoria Country Park



Figure 45. View of the Southampton Water from the museum

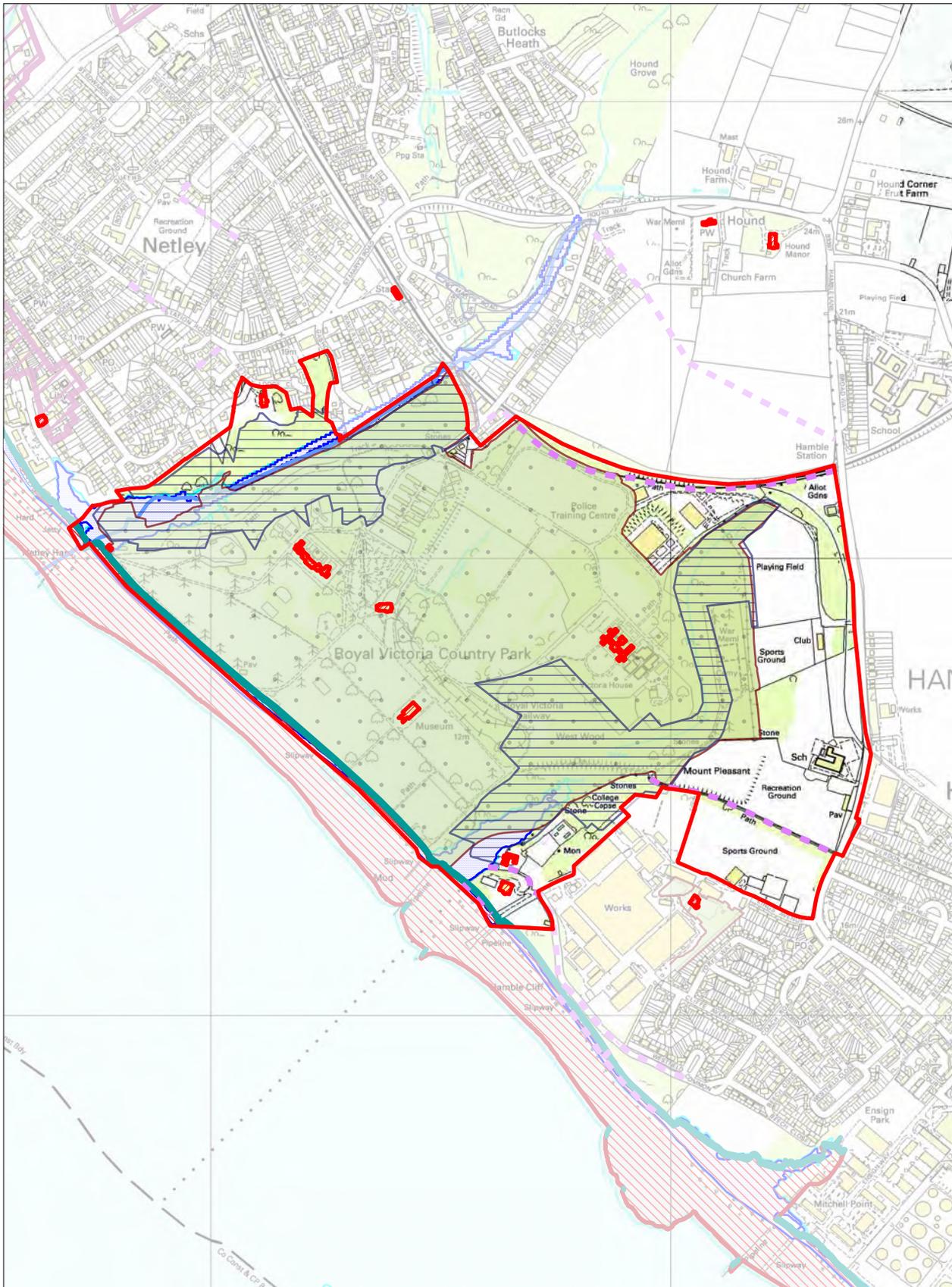
foreshore along Southampton water is designated a SAC, SPA, Ramsar and SSSI for its importance to overwintering birds and related habitats.

4.234 The woodlands at the northwestern and southeastern sides continue inland towards Hound. The ancient semi-natural woodland is designated as a SIN.

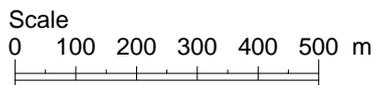


Figure 44. Panorama of Royal Victoria Country Park

Designations and Constraints



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Key for Designation & Constraints:

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

*SPA - Special Protection Area



Figure 46. Park trees



Figure 47. Panorama view of open parkland near shoreline

Key Characteristics

4.235 The key characteristics for this area are:

- Victorian buildings
- Parkland character
- Coastland character in south
- Wooded edges
- Busy country park

Landscape Type

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

- Coastal Plain Enclosed

Landscape Character Sensitivity

4.237 The parkland character dominates this area and is largely free of intrusive development. It has a structure given by the parkland planting and buildings and is particularly distinctive. It has amenity value and the edges have wildlife interest.



Figure 47. Panorama view of open parkland near shoreline

Visual Sensitivity

4.238 This area is formed by a mixture of woodland and parkland. The open areas tend to be visually prominent with views over Southampton Water and the country park is a popular visitor attraction.

Key Issues

4.239 The key issues for this area are:

- The conflict between priorities of facilitating public access, nature conservation and managing historic parkland
- Foreshore pressure from rising sea levels
- Poor continuity of footway along the foreshore