

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY GE AVIATION
GE HAMBLE CAMPUS, KING'S AVENUE, HAMBLE**

**PROOF OF EVIDENCE OF PAUL ELLIS ON BEHALF OF THE
APPELLANT**

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1 INTRODUCTION AND PROFESSIONAL BACKGROUND

- 1.1 My name is Paul Ellis. I am a Landscape Architect and an Associate Member of the Landscape Institute. I hold a BA Honours degree and postgraduate diploma in Landscape Architecture.
- 1.2 I have been in practice since graduating in 1990 having joined RPS Clouston in August 1988 as a student Landscape Architect. I am currently employed as a Technical Director by RPS.
- 1.3 During my 30 years in practice I have been involved in a wide range of projects, in both rural and urban areas, where I have advised private and public sector clients on landscape design and landscape and visual impact assessment. A large part of my work has involved the landscape and visual assessment of residential schemes, leisure developments including holiday parks and caravan parks and for energy proposals including wind farms and energy from waste facilities. I have also been involved with the co-ordination and production of Environmental Statements.
- 1.4 I have appeared as an expert witness at public inquiries, hearings and Development Consent Order (DCO) examinations.
- 1.5 This appeal relates to Eastleigh Borough Council's (EBC) decision to refuse the outline planning application (with all matters reserved apart from means of access) for:

“Outline application with all matters reserved (except means of access) for the construction of up to 148 residential dwellings (Use Class C3) with new vehicular access to Hamble Lane, alterations to Kings Avenue and Coronation Parade, new car parking for existing sports facilities, employment use and residential properties, landscaping, improvements to existing bowls and football facilities on site and other associated works. Demolition of non-original extensions to Sydney Lodge (Grade II Listed Building) and redundant factory buildings.”*

Reasons for Refusal

- 1.6 The application was refused at Planning Committee on 19th December 2018, which the Council confirmed by written notice on 16th January 2019. In summary, the reasons for refusal which relate to landscape and visual matters are as follows:
- Form of development and countryside location outside the defined settlement boundary;
 - Effects on the character and appearance of the countryside;
 - Effects on visual amenity;
- 1.7 I am familiar with the Appeal Site and the geographical area within which it is located, together with the particular planning issues, in as far as they relate to landscape, townscape and visual issues, which are relevant to this case. I confirm that this proof of evidence is true and has been prepared in accordance with the guidance of the Landscape Institute. I further confirm that the opinions expressed in my evidence are my true and professional opinions. I am aware that my duty as a professional landscape architect is to the Inquiry, irrespective of by whom I am employed. My involvement with the project started in May 2020 to form part of the Appellants team as Landscape expert witness. RPS had previously been commissioned to prepare a Landscape and Visual Appraisal to support the planning application. My involvement has included preparation of this Proof of Evidence for Landscape, Townscape and Visual Resources and input into the Appellants Statement of Case and Statement of Common Ground.
- 1.8 Through this evidence I will demonstrate that development within the Appeal Site is appropriate and avoids significant adverse effects on the character of the Appeal Site and wider landscape

and townscape character, whilst some significant adverse effects on very limited publicly available views will occur.

Scope of Evidence

- 1.9 Section 1 provides the application background and reasons for refusal; Section 2 describes the scope of evidence; Section 3 describes the Appeal Site and study area; Section 4 sets out the relevant national planning policy and planning policy context for Eastleigh Borough Council and how the application complies with this; Section 5 comprises the assessment of effects, specifically focusing on landscape, townscape and visual issues; Section 6 sets out the conclusions and summary of my evidence.
- 1.10 I do not provide a separate summary proof of evidence.

2 SCOPE OF EVIDENCE

- 2.1 My evidence is presented to describe the effects of development of land to the north of King's Avenue, Hamble-le-Rice on landscape, townscape and visual resources in accordance with the planning application for the proposed development, validated by Eastleigh Borough Council on 26th October 2018 (application reference: 0/18/84191).
- 2.2 The Council's reasons for refusal on landscape grounds can be simplified to two key issues to be considered in my proof of evidence as follows;
- Whether the development is consistent with Landscape and Design Policy.
 - Whether the form and location of development is appropriate and maintains the quality and character of the landscape and visual amenity of the area.
- 2.3 In response to these issues my evidence addresses the landscape, townscape and visual resources of the land surrounding the Appeal Site and in particular provides a description and evaluation of the existing situation of the landscape and townscape character, its value and visual quality within the study area of the Appeal Site and the effects on these resources as a result of the proposed development.
- 2.4 This Proof of Evidence should be read in conjunction with the Figures and Appendices provided within this Proof. The Landscape and Visual Appraisal (LVA) contained within Appendix A includes figures and a methodology which I refer to in my evidence.

3 APPEAL AND SITE DESCRIPTION

The Appeal Site and Context

- 3.1 The Appeal Site is approximately 9.45 Hectares (ha) in extent and occupies the northern part of the existing GE Aviation Campus. The site comprises the GE Aviation Sports and Social Club with cricket and football pitches, bowling green, hardstanding and associated sporting facilities and tall surrounding hedges. The western part of the Appeal Site is occupied by a car park and a number of industrial buildings on the edge of the campus. Sydney Lodge (a Grade II* listed building) also lies within the Appeal Site. Mature deciduous trees are located around Sydney Lodge, along Hamble Lane and along the northern edge of the Appeal Site (See Figure 3.1).
- 3.2 The site is bounded (in part) by King's Avenue and the B3397 Hamble Lane to the south and east respectively. Residential development at Hamble-le-Rice extends east and south of the site. Further large scale industrial/commercial buildings and infrastructure within the GE Aviation Campus extends south from the western part of the Appeal Site. A public right of way, Footpath 13, lies parallel to the northern boundary of the Appeal Site with the Mount Pleasant Recreation Ground and Hamble Primary School to the north. Mature native woodland associated with the Royal Victoria Country Park lies immediately to the west.
- 3.3 The site and its immediate surroundings do not lie within a designated area. However, woodland on the eastern edge of the Royal Victoria Country Park is designated as Ancient Woodland and a large part of the parkland associated with this former hospital site is listed on the English Heritage Register of Historic Parks and Gardens. The Grade II* listed Sydney Lodge house and garden lies within the Appeal Site and forms part of the GE Aviation Campus (See Figure 1 of Appendix A).
- 3.4 This Appeal Site and its landscape and townscape context are illustrated in Figure 2 and photographs 3a to 3c Figure 3 and photographs 4a to 4g Figures 4 of Appendix A taken during a site visit on 13th July 2018.

Existing Landscape and Townscape Character

Published Landscape Character Assessments

- 3.5 The LVA determined that the Appeal Site lies within National Character Area (NCA) 126: South Coast Plain and at a county level within landscape character area 9D: Netley, Bursledon and Hambledon Coast Plain (See Figure 3.2). The latter being derived from the Hampshire County Council (HCC) Integrated Character Assessment. The study recognises the extensive urban and urban fringe character of the area, stating that the Netley, Bursledon and Hambledon Coast Plain has *'a suburban feel to much of the area'* and that *'there are so few rural areas in this landscape'*. The HCC study also places the entirety of the Appeal Site within the 'Settlement' character type, which is a reflection of its current urban and urban fringe land use, its position within the settlement edge of Hamble-le-Rice and its sense of enclosure afforded to it by extant industrial and residential development.
- 3.6 At a district level the Landscape Character Assessment for Eastleigh Borough was prepared in (2011) and is based on an earlier assessment undertaken by Chris Blandford Associates in 1997. The landscape character study is confined to areas within the borough which are not predominantly associated with settlement and identifies 19 distinct landscape character areas. The EBC study locates the Appeal Site partly within landscape character area (LCA) 16: Victorian Parkland and partly within an uncharacterised area associated with the settlement of Hamble-le-Rice. Those parts of the Appeal Site which support a sporting land use, i.e. the cricket ground, football pitch, bowling green and ancillary buildings, structures, flood lighting and hardstanding are shown as forming the south-eastern part of LCA 16: Victorian Parkland (See Figure 3.2). The study describes the landscape character area as follows:

- 3.7 *“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.*
- 3.8 *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.”*
- 3.9 In terms of the sensitivity or value of the landscape the EBC study states that, *“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.”* In terms of its visual sensitivity the study advises, *“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.”*
- 3.10 Land within the eastern and southern parts of the Appeal Site associated with buildings and hardstanding within the GE Aviation Campus lies within an area associated with Hamble-le-Rice, the character of which is not evaluated within the EBC study.

Baseline Landscape and Townscape Evaluation

- 3.11 Following a site visit on 16th September 2020 to survey and analyse, in more detail, the character context of the Appeal Site and to establish an accurate baseline situation, I consider that the landscape and townscape features, elements and characteristics, are not fully reflected in the EBC character assessment. The area of land on the eastern side of the Victorian Parkland LCA, located between Hamble Lane to the east and a belt of woodland within the park to the west has an urban fringe character which associates more appropriately with the settlement of Hamble-le-Rice. This area of land includes the cricket ground, football pitch, bowling green and ancillary buildings, structures, flood lighting and hardstanding of the Appeal Site together with the Mount Pleasant Recreation Ground, the buildings, carparks and infrastructure of Hamble Primary School, Hamble Allotment Gardens, Hamble Football Club, Sea Scout building, Hamble Garage and a disused railway line with associated mature vegetation. This area of land does not contain characteristics which are consistent with the Victorian Parkland LCA. This land does not form part of the designated landscape of the Royal Victoria Hospital listed in the Register of Historic Parks and Gardens and does not historically have a parkland use. Historic OS maps show that parkland associated with the hospital did not extend over the Appeal Site or land to the north. Neither did the Appeal Site form part of the formal landscape of Sydney Lodge. It is recorded on the 1839 tithe map (just before the Royal Victoria Hospital was established) as arable and meadow (See RPS CgMs Built Heritage Statement, Historic Map Progression Figures 33 to 40).
- 3.12 The townscape of Hamble-le-Rice within the vicinity of the Appeal Site comprises large areas of mid to late 20th century residential development, the industrial/commercial cluster of buildings, infrastructure and hardstanding associated with the GE Aviation campus and small pockets of retail development and 19th century residential properties. I consider that the formal recreational, educational and community land uses associated with the eastern part of the Appeal Site and the land that extends north of this form part of the outskirts of Hamble-le Rice and should be considered to form part of this townscape character area.

Value

- 3.13 To enable a better understanding of the condition, value and sensitivity of the Appeal Site and landscapes and townscapes of the study area I have undertaken the following appraisal. The NPPF states at paragraph 170 that *‘Planning policies and decisions should contribute to and*

enhance the natural and local environment by; protecting and enhancing valued landscapes' (in a manner commensurate with their statutory status or identified quality)'.

- 3.14 GLVIA3 defines value as *'the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons. A review of existing landscape designations is usually the starting point to understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape and individual elements of the landscape may also have value'*.
- 3.15 GLVIA3 includes a list of eight factors within Box 5.1 that have been used to identify landscape/townscape value. I have used these factors in the following section of this report to establish value.

Landscape Quality

- 3.16 Landscape quality, or condition, measures the physical state of the landscape or townscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape or townscape and the condition of individual elements.
- 3.17 The sports pitches and ancillary features are maintained to provide recreational facilities at Hamble-le-Rice and are typical elements of a settlement edge. The mature trees and planting within and around the site are typical features of the urban fringe and have no more than **medium** value. The buildings, car parks and access roads of the GE Aviation Campus are typical urban fringe uses within a settlement and have a generally **low** value, although the listed building at Sydney Lodge has **high** value. The adjoining residential, commercial and recreational land uses of the townscape of Hamble-le-Rice are typical of the settlement and have a variable quality from **medium** to **medium/low**. The adjoining attractive parkland of the Royal Victoria Country Park is listed and includes Ancient Woodland and is of **high** quality and value.

Scenic Quality

- 3.18 This measures the degree to which the landscape appeals primarily to the visual senses. The visual baseline is analysed in more detail above.
- 3.19 The recreational facilities, industrial buildings and ancillary facilities of the GE Aviation Campus are typical features of a settlement edge and have **low** scenic value. The mature perimeter trees and vegetation have a more attractive quality and would be retained within the proposed scheme. The presence of ordinary residential, industrial, commercial and community development prevents the scenic value of the adjoining townscape to the north from being elevated above **low/medium**. The mature native woodland of the Royal Victoria Park to the west is an attractive and well-established resource and has **high** scenic value.

Rarity and Representativeness

- 3.20 Rarity is concerned with the presence of rare features and elements in the landscape or the presence of a rare character type. Representativeness is concerned with the identification of features or elements within the site and its surroundings which are considered particularly important examples which are worthy of retention.
- 3.21 The main urban fringe elements of the Appeal Site are typically found on settlement edges and cannot be defined as rare locally. The mature perimeter trees, which are reasonable examples within the local urban fringe landscape, are of **medium** value and would be retained within the scheme. The historic building of Sydney Lodge is of **high** value and would be retained within the scheme.

Conservation Interests

- 3.22 The presence of features of wildlife, earth science or archaeological or historical and cultural interest can have value in their own right or add value to a landscape.
- 3.23 There are no ecological designations on the site and therefore it has no more than **medium/low** value. The historic building of Sydney Lodge is Grade II* listed and of **high** value and would be retained and its setting enhanced within the scheme.

Recreational Value

- 3.24 This considers any evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- 3.25 There is no public access to the site. The sports facilities are private. A public right of way runs parallel to the northern Appeal Site boundary providing a link from Hamble-le-Rice to the Royal Victoria Country Park. The recreational value of the sports facilities is **high** and would be partially retained within the scheme. The adjacent country park and Mount Pleasant Recreation Ground have a **high** recreational value.

Perceptual Aspects

- 3.26 A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- 3.27 The land uses within the Appeal Site and land to the north are urban fringe in nature and are neither wild nor tranquil. The woodland of the Royal Victoria Park to the west is natural in appearance and offers the local community **medium/high** levels of tranquillity. The presence of the urban form of Hamble-le-Rice diminishes the perceptual value of the site.

Associations

- 3.28 The historic building of Sydney Lodge lies within the Appeal Site and forms an important link to the heritage of the location. The neighbouring historic parkland of the former Royal Victoria Military Hospital is also important to the character of the local area. Their value is **high**.

Summary of Value

- 3.29 The value of the urban fringe land of the Appeal Site and neighbouring settlement of Hamble-le-Rice is considered to be **medium/low**. The elements of cricket ground, football pitch, bowling green, ancillary buildings, structures, flood lighting, large scale industrial/commercial buildings and hardstanding within the GE Aviation Campus are not rare, wild, scenic or biodiverse within the settlement type of the wider Netley, Bursledon and Hamble Coastal Plain character area and are not important or high quality examples. The most valued aspect of the Appeal Site and surrounding landscape is the historic value of Sydney Lodge and the Royal Victoria Country Park. The recreational opportunity that the sports facilities provide has value to the local community, although less so due to their private nature. The open nature of the eastern end of the Appeal Site and its visibility from within the townscape of Hamble-le-Rice adds to the value of visual amenity although I consider that this value, and the value of the playing fields to the north, is not high.
- 3.30 The NPPF requires landscapes/townscapes that are not statutorily designated to have attributes of a sufficiently high quality to ensure protection and enhancement as a valued landscape. Therefore, notwithstanding the proposed retention of mature trees and the listed Sydney Lodge, the general lack of scenic qualities, wildlife interest or tranquillity are not considered sufficient to elevate the landscape/townscape to one that is highly valued. I consider that the Appeal Site's relationship, both physical and visual, with the townscape of Hamble-le-Rice and landscape of the Royal Victoria Country Park would be largely retained following development.

Visual Baseline

Viewpoints

- 3.31 An analysis of the visual baseline situation has been based on a site visit undertaken on 13th July 2018 as part of the LVA and a subsequent site visit on 16th September 2020. A number of existing views of and towards the Appeal Site have been identified, see Figure 2 and photographs 3a to 3c Figure 3 and photographs 4a to 4g Figures 4 of Appendix A to show its varied landuses and landcover and relative visibility.

Viewpoints in public locations

- 3.32 The ZTV takes into consideration the screening effects of both existing settlement and vegetation (See Figure 2 of Appendix A). This suggests that views to the proposed development would be largely confined to areas within, or immediately adjacent to the Appeal Site. Existing buildings within the GE Aviation Campus, residential properties on King's Avenue and those on the east side of Hamble Lane, together with existing woodland within Royal Victoria Park to the west and trees and shrubs bordering the public footpath to the north, would provide an effective screen to views from the wider surrounding area. It is considered likely, however, that buildings and structures within the Appeal Site would be partially visible from the Mount Pleasant Recreation Ground (Viewpoint 4) in winter when the deciduous vegetation within the relatively narrow strips of vegetation either side of the public right of way to the north of the Appeal Site is not in leaf.
- 3.33 Views from public footpath 13, north of the Appeal Site, are very limited in summer due to the existing mature trees and shrubs along the northern boundary. At, and immediately adjacent to the start of the footpath off Hamble Lane, vegetation is at its most sparse. This allows walkers to gain glimpsed and filtered views to the football pitch within easternmost parts of the Appeal Site. Further west along the footpath, where the vegetation becomes more dense and the proportion of evergreen holly increases, views into the Appeal Site become less frequent. Where a natural gap and/ or thinning of the vegetation has occurred, there are glimpsed views to the cricket ground and clubhouse with the roofline of Sydney Lodge visible above (See Photograph A Figure 3.3). As the footpath continues west towards Royal Victoria Country Park, infrequent gaps in the vegetation allow glimpsed views to the GE Aviation Campus car park and industrial buildings beyond (See Photograph B Figure 3.3). Although views to the Appeal Site are restricted in the summer months, it is considered likely that more extensive views would be available during the winter months, when the existing deciduous element of the vegetation would not be in leaf.
- 3.34 Views from near the eastern boundary of the Appeal Site on King's Avenue and Hamble Lane are represented by Viewpoints 1, 2 and 3 within the LVA Appendix A, which would be gained by pedestrians using the roadside pavements. These views include glimpses of the open space and sports pitches through a foreground of mature trees and hedges within the Appeal Site. Views of the Cricket pitch, car park and buildings within the central and western parts of the Appeal Site are generally obscured.
- 3.35 Figure 3a at Appendix A shows the existing GE Aviation Campus reception building and its car park, above which the roofline to Sydney Lodge is visible. The existing large Oak tree within the far right of the view would be retained as part of the proposed development. Figure 3b depicts the central part of the Appeal Site and the cricket ground, whilst Figure 3c depicts the existing car park and several industrial buildings within the westernmost part of the Appeal Site.

Views from private locations

- 3.36 Views from ground floor rooms and gardens of residential properties on King's Avenue and Hamble Lane, including the three storey apartments at Folland Court, would be similar to Viewpoints 1, 2 and 3 Appendix A. Views from upper floor windows of these properties would

enable residents to gain more elevated views of the Appeal Site. Filtered and framed views over gardens and hedges and through trees of the sports pitches and rooftops of buildings within the Appeal Site would be possible. Occupiers of approximately 30 properties would gain this type of view.

- 3.37 The Hamble Primary School lies to the north beyond the Mount Pleasant Recreation Ground. Staff and pupils within school buildings and grounds have the potential to gain filtered winter views of the outline of buildings at the GE Aviation Campus and King's Avenue through trees beside public footpath 13 north of the Appeal Site.

Scheme Description

- 3.38 The indicative scheme layout demonstrates how the Appeal Site could accommodate up to 148 homes, of a range of typologies with appropriate amenity space, roads, access and drainage. The height of development would be between one and three storeys which would reflect the local character and townscape context of residential districts of Hamble-le-Rice.
- 3.39 The Appeal Scheme would include a hierarchy of attractive amenity spaces for future residents and the wider public, with several public open spaces that would be accessible from the site's central corridor. A green space would be situated on the site's eastern boundary beside Hamble Lane and links would be provided to Mount Pleasant Recreation Ground to the north.
- 3.40 Mature trees and vegetation beside Hamble Lane and the public footpath 13 would be retained and enhanced.
- 3.41 The sports clubs at the eastern end of the Appeal Site would be retained and improved facilities and car parking provided. Sydney Lodge would be retained and its setting enhanced through the removal of buildings and the creation of an appropriate surrounding garden.

4 PLANNING POLICY CONTEXT

National Planning Policy

- 4.1 The Department for Communities and Local Government published the National Planning Policy Framework (NPPF) in February 2019. The document sets out broad aims to achieve sustainable development in Section 2, including an environmental objective *'to contribute to protecting and enhancing our natural, built and historic environment'* at paragraph 8.
- 4.2 Strategic policies regarding Plan-making at Section 3 include, at paragraph 20, the sufficient provision for *'conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure and planning measures to address climate change mitigation and adaption'*.
- 4.3 Section 6: Building a strong, competitive economy recognises that sites may have to be found adjacent to or beyond existing settlements. In these circumstances development *'should be sensitive to its surroundings'*.
- 4.4 Section 8: 'Promoting healthy and safe communities' states at paragraph 91 that development should *'enable and support healthy lifestyles,..... for example through the provision of safe and accessible green infrastructure... and layouts that encourage walking and cycling'*. Paragraph 97 states that *'Existing open space.... Should not be built on unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location'*. Paragraph 98 states that *'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users'*.
- 4.5 Section 9: 'Promoting sustainable transport' requires at paragraph 102 that *'the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains'*. Paragraph 110 states that development should *'respond to local character and design standards'*.
- 4.6 Section 11: 'Making effective use of land' recognises the need to safeguard and improve the environment when meeting the needs for development. Paragraph 118 promotes new habitat creation or the improvement of public access to the countryside. Paragraph 122 recognises the *'desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change'* and *'the importance of securing well-designed, attractive and healthy places'*. Provision of appropriately designed landscape infrastructure forms an important part of the mitigation strategy for the Proposed Development and will continue to be developed throughout the planning process.
- 4.7 Section 12: 'Achieving well-designed places' includes general policies about achieving high quality and inclusive design for all development (paragraph 127). This is to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place and create an attractive and comfortable place to live, work and visit. Proposals should optimise the potential of the Site to accommodate development. Developments should respond to the local character and history and reflect the identity of the surrounding built environment and landscape setting whilst not discouraging appropriate innovative design. New development should create safe and accessible environments that are visually attractive with appropriate and effective landscaping.
- 4.8 Section 15: Conserving and Enhancing the Natural Environment (paragraph 170) states that *'Planning policies and decisions should contribute to and enhance the natural and local environment by; protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality in the development*

plan)' and by 'recognising the intrinsic character and beauty of the countryside' including the benefits of trees and woodland. Paragraph 171 requires that Plans should '... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'. Paragraph 172 states that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues'. Paragraph 180 requires that new development is appropriate to its location and should 'identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason', and that the impact on local amenity of light pollution from artificial light is limited within intrinsically dark landscapes.

Local Policy

Eastleigh Borough Local Plan Review 2001-2011 (Adopted March 2006)

- 4.9 Eastleigh Borough Council (EBC) are in the process of updating their Local Plan. Until such time as the updated plan is formally adopted, the saved policies of the adopted EBC Local Plan Review 2001-2011 (March 2006) remain relevant. The policies that are considered to be relevant to this proof of evidence are set out below;

Policy 1.CO: Criteria for Development in the Countryside

- 4.10 The policy seeks to protect the countryside from inappropriate development and resists development outside of the urban edge.

Policy 18.CO: Landscape Character

- 4.11 The policy seeks to resist development which does not respect, or which would have an adverse impact on, the intrinsic character of the landscape.

Policy 59.BE: Promoting Good Design

- 4.12 The policy requires that development proposals take account of the character of the location and its context and are appropriately designed, both in themselves and in relation to their surroundings, to protect trees 'worthy of retention' and to protect views. The policy also states that 'Development adjacent to or within the urban edge should not have an adverse impact on the setting of the settlement in the surrounding countryside'.

Emerging Local Policy

Eastleigh Borough Local Plan (2016-2036)

Strategic Policy S1: Delivering Sustainable Development

- 4.13 The policy seeks to maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the borough.

Strategic Policy S7: New Development in the Countryside

- 4.14 The policy states that there is a presumption against new development in the countryside, defined as lying outside the urban edge, identified in the policies map.

Policy DM1: General Criteria for New Development

- 4.15 The policy states that new development should not have an unacceptable impact on, or where possible should enhance residential amenity, the character and appearance of urban areas and the countryside.

Summary of Planning Policy

- 4.16 The NPPF sets out overarching aims to ensure development is appropriately located, well designed and sustainable. In summary, the policies set out to improve the overall quality of an area, establish a strong sense of place and create an attractive and comfortable location, responding to the local character. National policies seek to conserve, protect and enhance valued landscapes and provide protection of scenic areas within nationally designated areas such as AONBs.
- 4.17 The adopted Eastleigh Local Plan and emerging Eastleigh Local Plan incorporate strategies to conserve and enhance, where possible, the important features, elements and characteristics of the landscape and urban areas, distinctive design and use of appropriate materials, settlement edges and their visual context, avoid visually intrusive development and promote good quality, sustainable design.

5 LANDSCAPE, TOWNSCAPE AND VISUAL EFFECTS OF THE PROPOSALS

Introduction

- 5.1 I will set out the landscape, townscape and visual effects of the proposed scheme for up to 148 homes and this will be discussed in response to Eastleigh Borough Council's Reasons for Refusal which describe how the residential scheme on the edge of Hamble-le-Rice would;
- *'represent an inappropriate and unjustified form of development beyond the urban edge which would result in the loss of countryside';* and would
 - *'have an unacceptably urbanising impact to the detriment of the character, visual amenity, and the quality of the landscape of the locality'.*

Methodology

- 5.2 A thorough Landscape and Visual Appraisal has been undertaken and is included at Appendix 1. The assessment has been carried out broadly in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition).

Photomontages

- 5.3 Photomontages for viewpoints at Hamble Lane and Footpath 13 have been completed to illustrate the Appeal Scheme and inform the assessment of effects (See Figures 5.1 and 5.2). The photomontages are Accurate Visual Representations and have been prepared in accordance with the methodology at Appendix B. These follow the methodology for Type 4 montages, include a 3D model, realistic rendering and are supported by annotated views showing suitable alignment locators. An additional wireline montage is included at Appendix C for a viewpoint on Hamble Lane which illustrates the very limited visibility of the scheme at the entrance to Kings Avenue.

Assessment of Landscape and Townscape Effects

Local Landscape and Townscape Character

- 5.4 The LVA concluded that the proposal would result in a small magnitude of change upon the medium sensitivity 'Victorian Parkland' landscape character area leading to a **Minor** adverse level of effect, as a whole, which is not considered significant. Direct impacts would be confined to a small and contained part of it, which is separate and distinct from the core area of the landscape character area within Royal Victoria Country Park to the west, which includes the Registered Park and Garden. An area of land within the character area, which is urban fringe in nature and which I consider forms part of the settlement of Hamble-le-Rice, would be changed from an amenity/sporting use to a residential use. The existing football pitch and bowling green would be retained and upgraded.
- 5.5 The Appeal Scheme responds to the features and elements of the urban fringe land uses of the Appeal Site, the local context of the residential and industrial/commercial elements of the settlement of Hamble-le-Rice and the landscape character of the Royal Victoria Country Park. The residential scheme has been designed to take advantage of the existing mature trees and hedges and adjacent built form to largely conceal new houses beyond the immediate confines of the site area and substantially limit intervisibility with the recreational and community uses to the north and residents to the east and south.

- 5.6 The residential elements of the Appeal Scheme would form a minor extension of part of the built form on the northern edge of Hamble-le-Rice. This would form a relatively low-key addition in the context of the urban fringe and parkland land uses and would involve the redevelopment of land currently occupied largely by industrial buildings, car parks and sports pitches. I consider that the replacement of large scale industrial buildings within the GE Aviation Campus with smaller scale residential units together with the similarity in the scale, mass and nature of development in the Appeal Scheme and the existing, nearby residential developments would minimise any adverse influence over existing townscape character or the urban edge in the wooded context of the country park. Effects would be highly localised in an urban fringe location which is not currently designated. The new residential properties in an area of industrial development, car parks and cricket pitch on the edge of Hamble-le-Rice would not result in significant harm to the value of the townscape as there would be no loss of highly valued features, no loss of 'countryside' character and minimal loss of open space or influence over the adjacent landscape.
- 5.7 A well-designed and located residential development with appropriate landscape infrastructure would also deliver some locally beneficial landscape and townscape effects and any adverse effects would be largely confined to the loss of the cricket ground. The level of adverse effect would be partially offset by beneficial effects upon the upgraded football pitch and bowling green facilities, the improvements to the landscape setting to the Grade II* listed Sydney Lodge and the rationalisation of the car parking for residents on Kings Avenue, which will locally improve the streetscape within this part of Hamble-le-Rice.

Settlement edge and countryside

- 5.8 The Appeal Site straddles the settlement boundary, being both partly within and partly outside (albeit immediately abutting) the urban edge (as defined within the Eastleigh Borough Council Local Plan, 2001-2011). Land outside the urban edge is described as 'countryside' in planning terms (and as defined within the adopted and emerging Local Plans). However, in considering the variety of urban fringe land uses that the Appeal Site currently supports, together with the urban fringe character of the adjoining industrial and residential development and sports pitches of the Mount Pleasant Recreation Ground at Hamble Primary School, it is clearly not rural and substantially different to what most people would reasonably perceive as 'countryside'. This point was acknowledged in the Committee Report, which included the comment from the Local Plan Team (Strategy) that the, "...character of the site is different to countryside..." Therefore, I consider that the Appeal Site forms part of the edge of the settlement of Hamble-le-Rice and lacks the features, elements and characteristics that typically define rural countryside. Development of the Appeal Scheme would therefore not result in the loss of rural landscape.

Visual Effects

Public Views

- 5.9 The LVA included an appraisal of potential effects upon views from seven representative viewpoints, photographs from which show the summer view, and upon views from Public Footpath 13, which runs along the northern boundary of the Appeal Site. A field survey to inform the appraisal was undertaken in July 2018, when deciduous vegetation was in full leaf. As such, the appraisal of potential visual effects during winter Year 1 (worst case scenario) was based upon the anticipated visibility of the proposed development during winter.
- 5.10 With regards to views from footpath 13, the LVA concluded that, during summer, users of that part of the route between the western end of the retained football pitch and woodland within the east of Victoria Country Park, would have occasional views to new houses through gaps in the retained mature vegetation bordering the route; a length of footpath of approximately 250m, of which less than 10% is likely to provide locations from which a view is possible. From these limited locations

there would be a noticeable change to these near, framed views. During winter, when the deciduous element of the vegetation would be without its leaf cover, additional filtered views to the new houses are likely to be available from the footpath. As such, a potential **Major** adverse significance of effect was identified upon views in Year 1 winter for users of those parts of the footpath adjacent to the existing cricket ground and a **Moderate** adverse effect on views from those parts of the footpath adjacent to the existing car park. During summer, there would be effects upon views from the same sections of the footpath where new housing would be visible through very limited gaps in the existing vegetation lining the route (See Photomontages, Figures 5.1 and 5.2 based on photographs taken in September 2020). However, during summer, views of the Appeal Scheme would be largely screened and views from that section of the footpath opposite the football pitch would be barely changed from the existing situation, during both summer and winter. The Appeal Scheme would include evergreen shrub planting to supplement the existing vegetation along this site boundary. By Year 10 this planting would have matured to largely screen views of the development, reducing effects to no more than **Negligible** adverse during winter and summer.

- 5.11 There would be no significant effects on any other visual receptors within the study area. The LVA identified a likely **Minor** beneficial effect for pedestrians at Viewpoint 1: Kings Avenue, due to the rationalisation of parking and relocation of the access to the GE Aviation site further away from the viewpoint.
- 5.12 Within two views from Hamble Lane, one at its junction with Sydney Avenue, the LVA established that there would be very little change to the character of these views following development and that any adverse effects would be due to the ability of pedestrians to see the upper floors and roofs of new buildings over and above the intervening evergreen hedge, which separates the football pitch from the cricket ground. There would be a **Negligible** adverse significance of effect during both winter and summer upon the view from Viewpoint 2 and a **Minor** adverse significance of effect upon the view from Viewpoint 3; the latter being reduced to **Negligible** adverse during summer Year 10, mainly due to the screening effects of new planting implemented as part of the Appeal Scheme (See the photomontage at Figure 5.1).
- 5.13 The LVA established that the proposed development would be completely screened from Viewpoint 4 (Mount Pleasant Playing Field) during summer, due to the screening provided by existing vegetation lining Footpath 13. In winter, there would be a likely **Minor** adverse significance of effect due to the availability of views to new housing through existing vegetation, albeit the existing GE Hamble buildings would form part of the baseline to this view against which change, due to the proposed development, was assessed. By year 10, people using the playing field would benefit from the proposed planting proposals within the Appeal Scheme, proving a greater degree of screening, reducing the level of effect to no more than **Negligible** adverse.
- 5.14 Within the views from Viewpoint 5: Hamble Lane and Viewpoint 6: Royal Victoria Country Park, a likely **Negligible** adverse significance of effect is assessed during winter due to the likely availability of heavily filtered views to new housing within the Appeal Scheme, albeit these would most likely be visible within the context of the existing GE Hamble aviation buildings, forming an intensification of built form that is an established element of the view. Within both views, existing intervening vegetation would completely screen views to the proposed development during summer; there would therefore be no effects upon both views. The LVA also established that the proposed development would have no effects upon the view from Shore Road (Viewpoint 7) on the west bank of Southampton Water due to distance and the screening provided by existing buildings and intervening vegetation.

Private Views

- 5.15 Views from private locations within the study area include residents within properties to the south and east of the Appeal Site and staff and pupils at Hamble Primary School to the north. Houses on

King's Avenue and Hamble Lane have front elevations which face the eastern end of the Appeal Site where the existing sports pitches and facilities would be retained. Residents within ground floor rooms and gardens would gain views similar to those described above at Viewpoints 1, 2 and 3. Residents at King's Avenue would experience **Minor** beneficial effects due to the improvement in the road frontage and car parking arrangements. Residents within upper floor windows would potentially gain oblique views over intervening vegetation of the tops of new houses in the location of the existing cricket pitch. Receptors in these locations are of medium sensitivity to a medium magnitude change of view, resulting in a **Moderate** adverse level of effect. Residents on Hamble Lane would experience **Negligible** adverse effects due to views of the upper floors and roofs of new houses over the intervening evergreen hedge retained within the Appeal Site. Views of the new houses from upper floor windows would be more noticeable. Receptors in these locations are of medium sensitivity to a medium magnitude change of view, resulting in a **Moderate** adverse level of effect.

- 5.16 Staff and pupils within school buildings and grounds of Hamble Primary School would gain mid-distance views similar in nature to those described for Viewpoint 4. There would be no change in view during the summer due to the screening provided by existing vegetation lining Footpath 13. In winter, new houses would be partially visible, heavily filtered through vegetation in front of the existing GE Hamble buildings. Receptors would be of medium to low sensitivity and the magnitude of change would be negligible, resulting in a **Negligible** adverse level of effect. Over time, proposed planting would reduce the potential visibility if new development within these views.

Planning Policy Analysis

NPPF

- 5.17 I consider that the development of the Appeal Site for a residential scheme recognises the intrinsic character of the urban fringe location and the townscape and landscape character context. Furthermore, the prevailing character of the settlement edge of Hamble-le-Rice has been recognised and its condition, value and susceptibility to change through development of this nature has been described. I consider that whilst the open land of the cricket pitch would be replaced by housing and green space, sufficient open land at the existing football pitch and bowling green would be retained as a frontage to Hamble Lane and King's Avenue to maintain the overall pattern of development and the established relationship between the built form of residential and industrial areas and the open land of recreation ground and sports facilities.
- 5.18 The proposed scheme would achieve a high-quality design through appropriate density, scale and massing of built form and careful siting of new houses in relation to Sydney Lodge, the incorporation of attractive communal green spaces and a robust landscape framework combining the retention of mature hedges and trees and the use of locally characteristic materials and plant species.
- 5.19 I do not consider that the Appeal Site and its surroundings form part of a valued landscape, as defined in paragraph 170 of the NPPF.

Local Policy

- 5.20 In respect of Policy 1. CO, due to part of the Appeal Site falling outside of the urban area, as defined within the Local Plan, part of it would be subject to countryside restraint policies, whereby development consent will not be granted outside of the urban area unless it satisfies at least one of the criteria i-iv, as detailed under the policy. The residential nature of the Appeal Scheme does not meet criteria i, ii and iii. However, I do not consider that the Appeal Scheme would lead to loss of rural landscape features, elements or characteristics and that the character of the location would be protected and, in places, enhanced through a well-designed and located development. The HCC Integrated Character Assessment places the entirety of the Appeal Site within the

'Settlement' character type, which is a reflection of its current urban and urban fringe land use and its position within the settlement edge of Hamble-le-Rice. I consider that the sports pitches within the central and eastern parts of the Appeal Site, together with the remaining developed parts of the site, form part of the outskirts of Hamble-le Rice and should be considered to form part of the townscape character area and do not constitute rural countryside.

- 5.21 In respect of Policy 18. CO, the supporting text to this policy within paragraph 1.25 of the Local Plan advises that, *"A wide range of landscape types can be found within the Borough and they are identified in the Landscape Assessment carried out in March 1997. It is important that development proposals should reflect local landscape character by protecting, enhancing and restoring the key landscape characteristics. They should also take into account the broad landscape character areas identified in the County Council's document 'The Hampshire Landscape: A Strategy for the Future (2000)'."*
- 5.22 Both of these studies referenced in paragraph 1.25 of the adopted Local Plan are now superseded by the EBC Landscape Character Assessment (December 2011) and the HCC Integrated Character Assessment respectively (the latter being a web-based resource). As described, within the EBC Landscape Character Assessment, the cricket ground, football pitch and bowling green, form an outlying part of LCA 16: Victorian Parkland; the remainder of the Appeal Site lies within the uncharacterised urban area associated with the settlement of Hamble le Rice.
- 5.23 In considering the Appeal Schemes relationship to the existing landscape, paragraph 90, of the Committee report advised that:
- 5.24 *"...the amended illustrative master plan and Design & Access Statement (DAS) has responded to concerns expressed by the landscape and urban design officers. A clear edge to the new urban area is proposed with retained and proposed planting along boundaries, tree lined roads and soft landscaping around the listed building, Sydney Lodge. An equipped play area is located in the heart of the residential on POS that provides views on to Sydney Lodge, the gardens of which will be restored following the removal of unsightly twentieth century extension. The amended parameter plans have set development back to meet Natural England's buffer distance of 20m from the SINC as well enhance green infrastructure / wildlife corridors opportunity in areas that are currently devoid of landscaping in response to the Borough's ecologist comments..."*
- 5.25 Furthermore, paragraphs 91 and 93, goes on to state:
- 5.26 *"A landscaping strategy set out on the master plan and parameter plans provides for a logical response to the site constraints, context analysis, stakeholder engagement and development plan policies and assessments and would therefore accord with guidance contained within the NPPF which seeks to ensure access to high quality open spaces and seeks to protect public rights of way, saved adopted plan policy 23.NC, 26.NC, 71.H, 146.OS, 147.OS and submitted plan policies*
- 5.27 *Overall, the development sits well within the landscape character setting and existing vegetation, respecting views into the site and the height parameter plan is considered acceptable and in accordance with NPPF guidance contained within section 12 which seek to ensure good design and development plan policies that seek to ensure an appropriate response."*
- 5.28 Therefore, the proposals would provide a high-quality development, which is intrinsically linked to the landscape/townscape in which it is sited and accord with the saved Local Plan policies
- 5.29 I conclude that the development within the Appeal Site is broadly in accordance with EBC planning policy for the following reasons;
- The land within the Appeal Site is partly developed, urban fringe in character, is undesignated and has no more than local value. Although the Appeal Scheme would result in the development of some land that is designated as countryside within Policy 1.CO of the adopted Local Plan and Policy S7 of the emerging Local Plan it would cause only very limited landscape harm and so complies with all other relevant policies including Policy 18.CO and 59.BE of the adopted Local Plan and Policy DM1 and S1 of the emerging Local Plan.

PROOF OF EVIDENCE

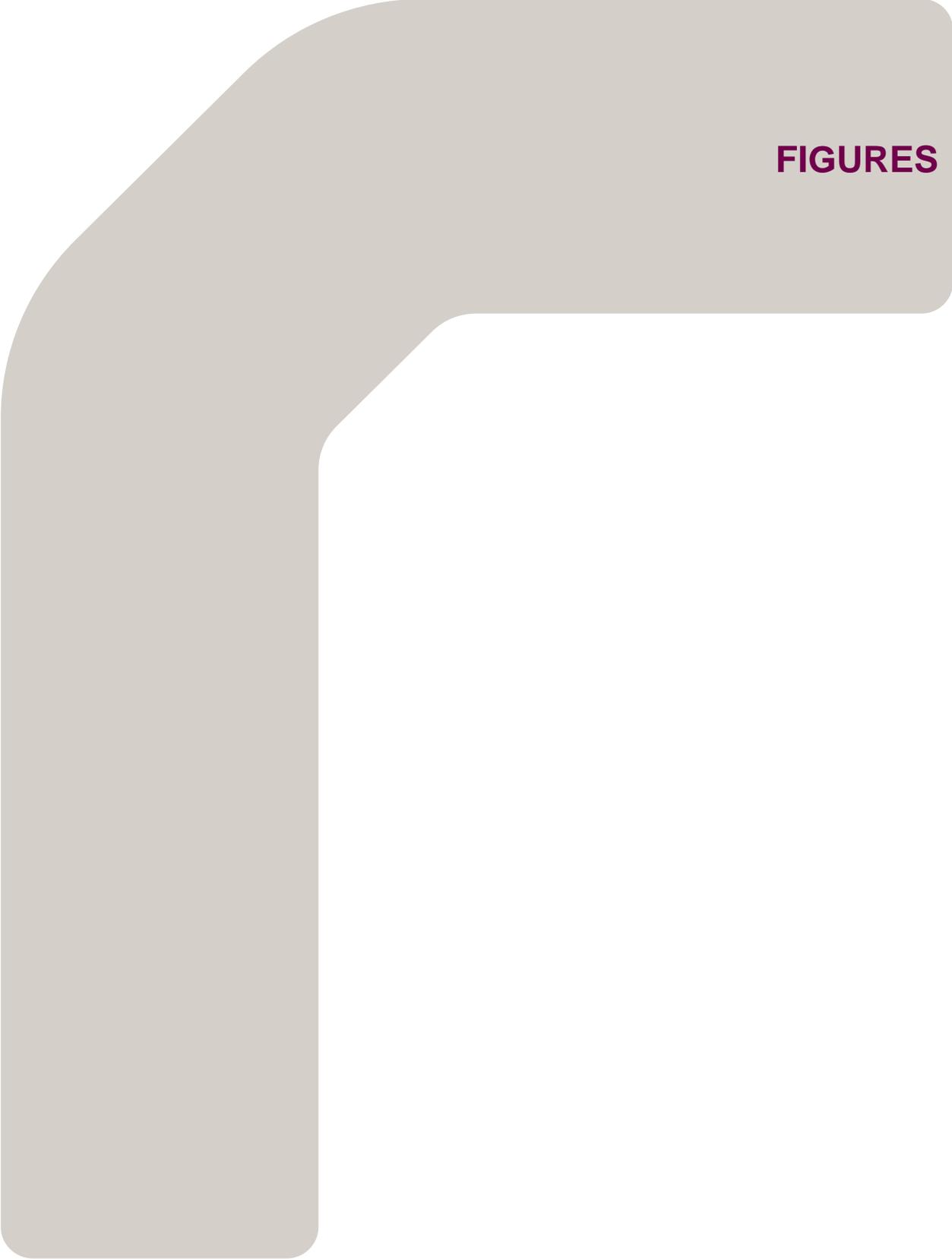
- The Appeal Scheme will respect the intrinsic character of the urban fringe location and will not result in significant effects or harm to the townscape character or residential amenity of Hamble-le-Rice, or the landscape character of the Royal Victoria Country Park, in accordance with Policy 18.CO of the adopted EBC Local Plan or Policy DM1 of the emerging EBC Local Plan.
- The Appeal Scheme will, through sympathetic siting, layout and design, retain mature hedges and trees within the Appeal Site, enhance the valued historic asset of Sydney Lodge and protect the overall character of the settlement edge and wider landscape through the avoidance of unacceptable harm, in accordance with Policy 59.BE of the adopted EBC Local Plan and Policy S1 of the emerging EBC Local Plan.

6 CONCLUSIONS AND SUMMARY

- 6.1 The proposed residential scheme at land to the north of King's Avenue, Hamble-le-Rice would comprise up to 148 two and three storey properties, located on land within the GE Aviation Campus. The site comprises sports pitches, hardstanding and associated sporting facilities, car parks and a number of industrial buildings, the historic Sydney Lodge and tall hedges and mature trees. I consider that a thorough iterative design process has enabled a high-quality scheme to evolve. The location of new houses and open space and the retention of some sports pitches, mature hedges and trees supplemented by new appropriate planting would protect and in places enhance the character of the settlement edge of Hamble-le-Rice and avoid adverse influence over the landscape of the Royal Victoria Country Park to the west and wider urban fringe and landscape to the north.
- 6.2 The Appeal Site exhibits an urban fringe character due to its combination of land uses and prominent industrial/residential context. This is supported by the identification of the site within a 'Settlement' character type of the Netley, Bursledon and Hambledon Coast Plain LCA as defined in the HCC Integrated Character Assessment. At a local scale the EBC Landscape Character Assessment places part of the Appeal Site within the Victorian Parkland LCA however, this characterisation conflicts with the HCC study and my own detailed evaluation of character.
- 6.3 In terms of NPPF paragraph 170 no value, through designation, has been placed on the land within the site, either nationally or locally.
- 6.4 I consider that the minor loss of openness through the location of new houses in the central and western part of the Appeal Site would not significantly change the pattern and grain of the settlement fringe location. The remaining industrial buildings within the GE Aviation Campus, north-western residential district of Hamble-le-Rice and cluster of buildings at Hamble Primary School would continue to have an influence over the Appeal Scheme urban edge location, providing an established context for further residential development. The combination of adverse and beneficial direct effects on the medium sensitivity site area would lead to Minor adverse effects on character, which would not cause significant harm to the urban fringe location or the wider landscape of the 'Victorian Parkland' LCA defined by EBC. I consider that the urban edge location would be able to absorb the scale and nature of residential development proposed. I consider that the appropriate scale and massing of the new houses, within a landscape structure provided by existing hedges and trees, supplemented by new landscape planting on the edge of a settlement would limit the effects on the wider character of the study area.
- 6.5 The ZTV for the proposed scheme is relatively compact and localised as a result of the surrounding mature vegetation and built form of Hamble-le-Rice and Royal Victoria Country Park. I consider that the greatest change in views would be experienced by walkers using Footpath 13 which passes beside the northern boundary of the Appeal Site. Due to the high sensitivity of receptors, the close proximity of viewing locations and the prominence of the new houses within a limited number of framed views through small gaps in the boundary vegetation there would inevitably be a change in the character and composition of these views. During the winter when intervening deciduous vegetation would not be in leaf the level of effect would be Major and significant, as defined within the methodology, which has been prepared with reference to guidance within the GLVIA3. Visual effects at all other public viewpoints or from private locations within the local townscape and landscape would not be significant and would range from Negligible beneficial to Moderate adverse, depending on the presence of enhancement measures or screening provided by retained vegetation or residential development. Overall, I consider that the Appeal Scheme would not result in significant harm to visual amenity within the study area.
- 6.6 Having considered all the evidence within my Proof and for the reasons given above, I conclude that the proposed development within the Appeal Site would not result in significant adverse

PROOF OF EVIDENCE

effects on the landscape and townscape character, or the visual resource overall, and would not lead to unacceptable harm to either landscape or townscape character or visual amenity.



FIGURES



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Legend

- Application Site
- Footpath 13

| Rev | Description | By | CB | Date |
|-----|-------------|----|----|------|
| | | | | |



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Project **GE Hamble**

Title **Appeal Site Context**

Status **FINAL** Drawn By **MS** PM/Checked By **PE**

Project Number **JSL3115** Scale @ A3 **1:10,000** Date Created **OCT 2020**

Figure Number **3.1** Rev **-**

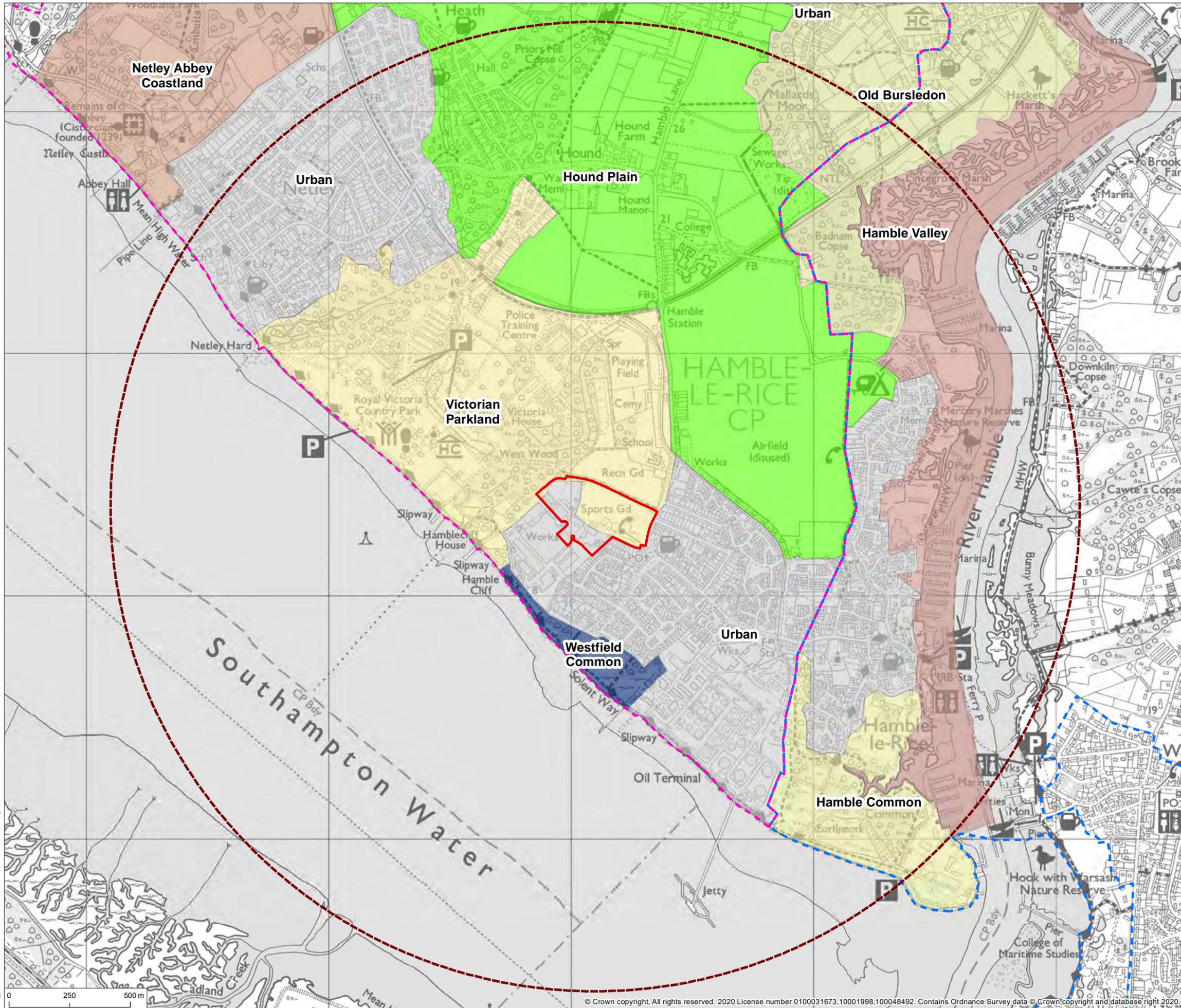
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Legend

- Study Area (2km Radius)
- Application Site

Eastleigh Borough Landscape Character Areas

- Hamble Common
- Hamble Valley
- Hound Plain
- Netley Abbey Coastland
- Old Bursledon
- Urban
- Victorian Parkland
- Westfield Common

Hampshire County Landscape Character Areas

- Hamble Valley
- Netley Bursledon and Hamble Coastal Plain



| Rev | Description | By | CB | Date |
|-----|-------------|----|----|------|
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Status **FINAL** Drawn By **BG** PM/Checked By **PE**
 Project Number **JSL3115** Scale @ A3 **1:15,000** Date Created **OCT 2020**
 Figure Number **3.2** Rev **-**

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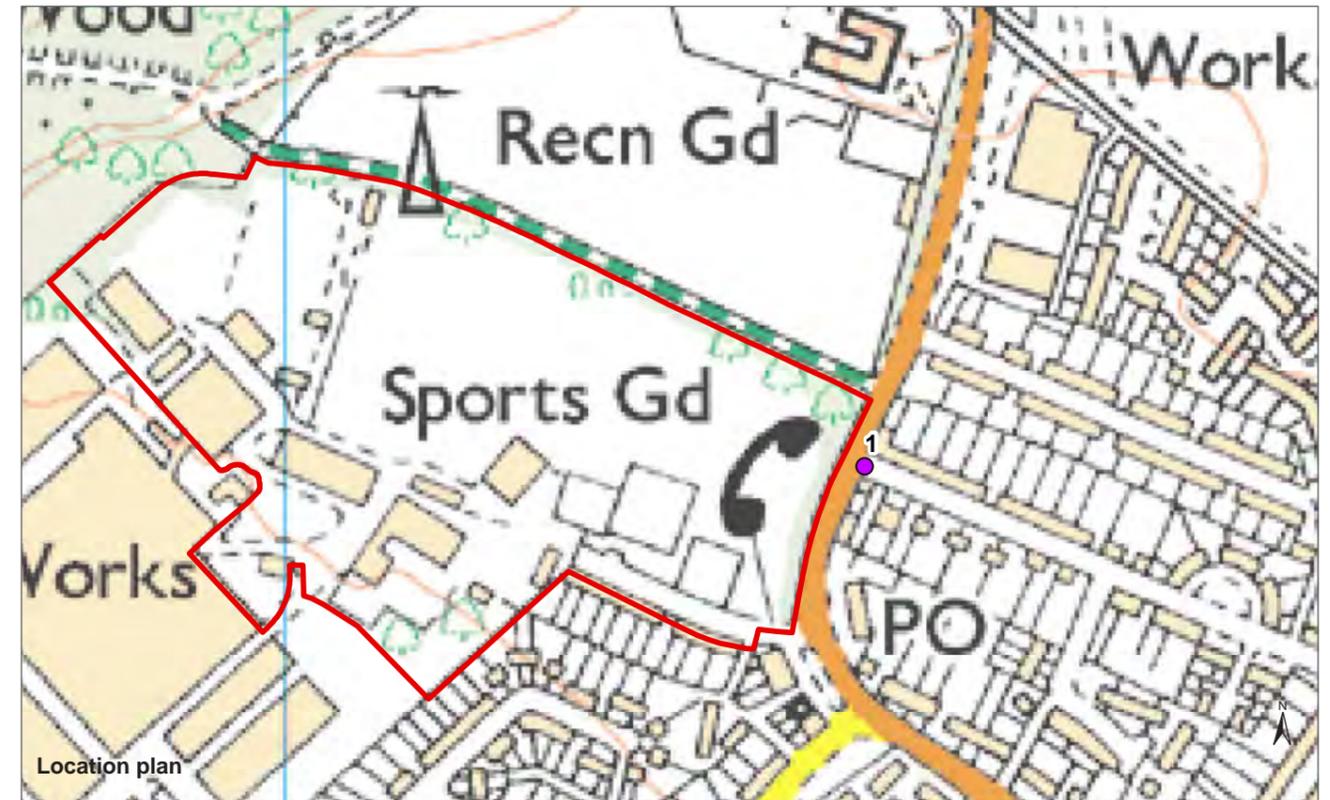
View from Footpath 13 into the Appeal Site towards Sydney Lodge.



View from Footpath 13 into the Appeal Site of car park and buildings at GE Hamble.



Existing view



Location plan

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Existing view

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 20 m
OS reference: 447356, 107309

Direction to site: west
Viewpoint height: 19.8 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Existing view: Viewpoint 1
Figure: 5.1 VP1a



Proposed view - Year 1

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 20 m
OS reference: 447356, 107309

Direction to site: west
Viewpoint height: 19.8 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Proposed view, Year 1: Viewpoint 1
Figure: 5.1 VP1b



Proposed view - Year 10

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

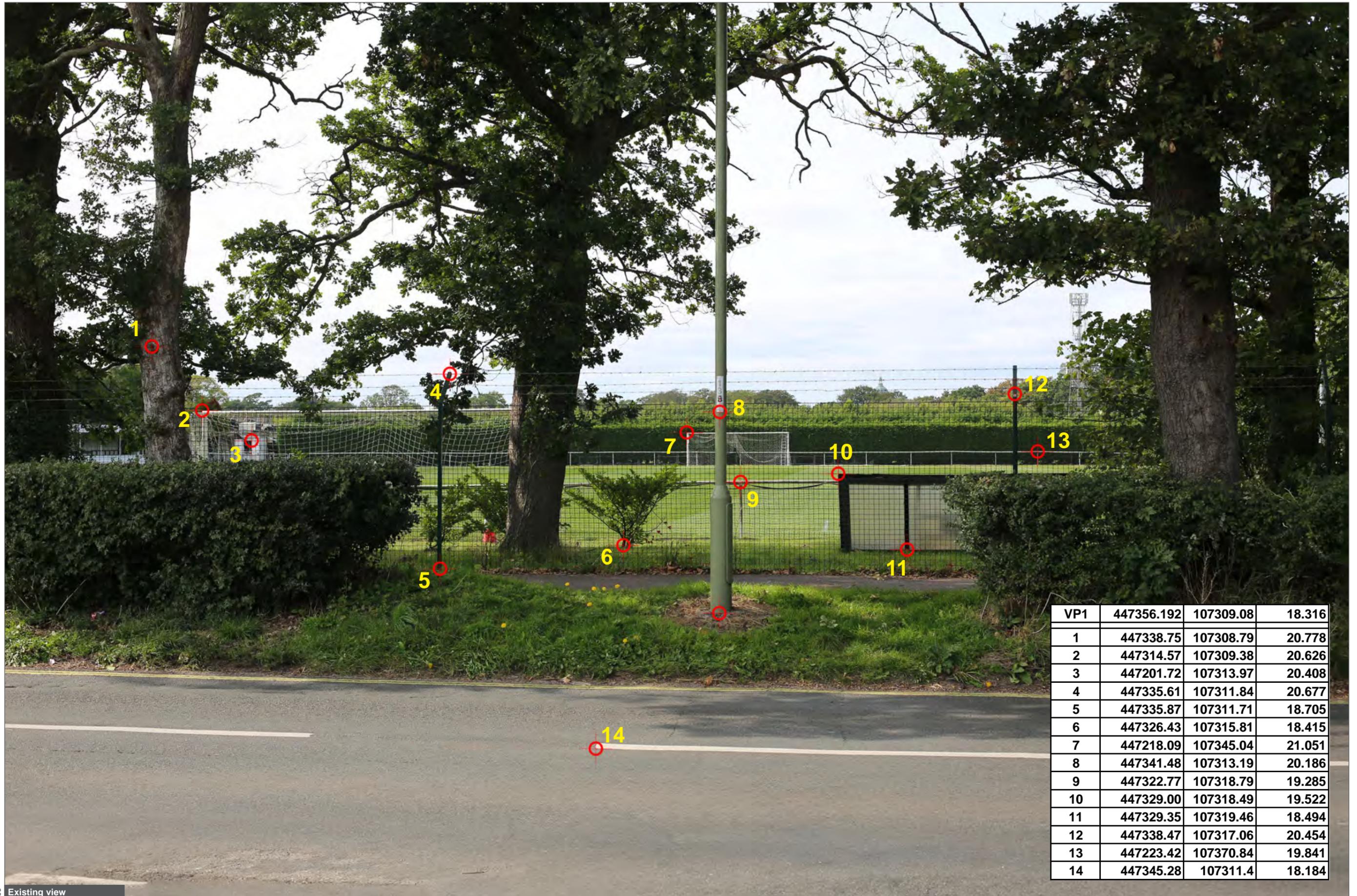
Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 20 m
OS reference: 447356, 107309

Direction to site: west
Viewpoint height: 19.8 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Proposed view, Year 10: Viewpoint 1
Figure: 5.1 VP1c



| VP1 | 447356.192 | 107309.08 | 18.316 |
|-----|------------|-----------|--------|
| 1 | 447338.75 | 107308.79 | 20.778 |
| 2 | 447314.57 | 107309.38 | 20.626 |
| 3 | 447201.72 | 107313.97 | 20.408 |
| 4 | 447335.61 | 107311.84 | 20.677 |
| 5 | 447335.87 | 107311.71 | 18.705 |
| 6 | 447326.43 | 107315.81 | 18.415 |
| 7 | 447218.09 | 107345.04 | 21.051 |
| 8 | 447341.48 | 107313.19 | 20.186 |
| 9 | 447322.77 | 107318.79 | 19.285 |
| 10 | 447329.00 | 107318.49 | 19.522 |
| 11 | 447329.35 | 107319.46 | 18.494 |
| 12 | 447338.47 | 107317.06 | 20.454 |
| 13 | 447223.42 | 107370.84 | 19.841 |
| 14 | 447345.28 | 107311.4 | 18.184 |

Existing view

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 20 m
OS reference: 447356, 107309

Direction to site: west
Viewpoint height: 19.8 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Existing view with surveyed locators: Viewpoint 1

Figure: 5.1 VP1d



Existing view



Location plan

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Existing view

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 1 m
OS reference: 447154, 107448

Direction to site: south
Viewpoint height: 20.5 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Existing view: Viewpoint 2
Figure: 5.2 VP2a



Proposed view - Year 1

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 1 m
OS reference: 447154, 107448

Direction to site: south
Viewpoint height: 20.5 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Proposed view, Year 1: Viewpoint 2
Figure: 5.2 VP2b



Proposed view - Year 10

Ref: 3115-0004-06



GE Aviation Ltd
GE Hamble

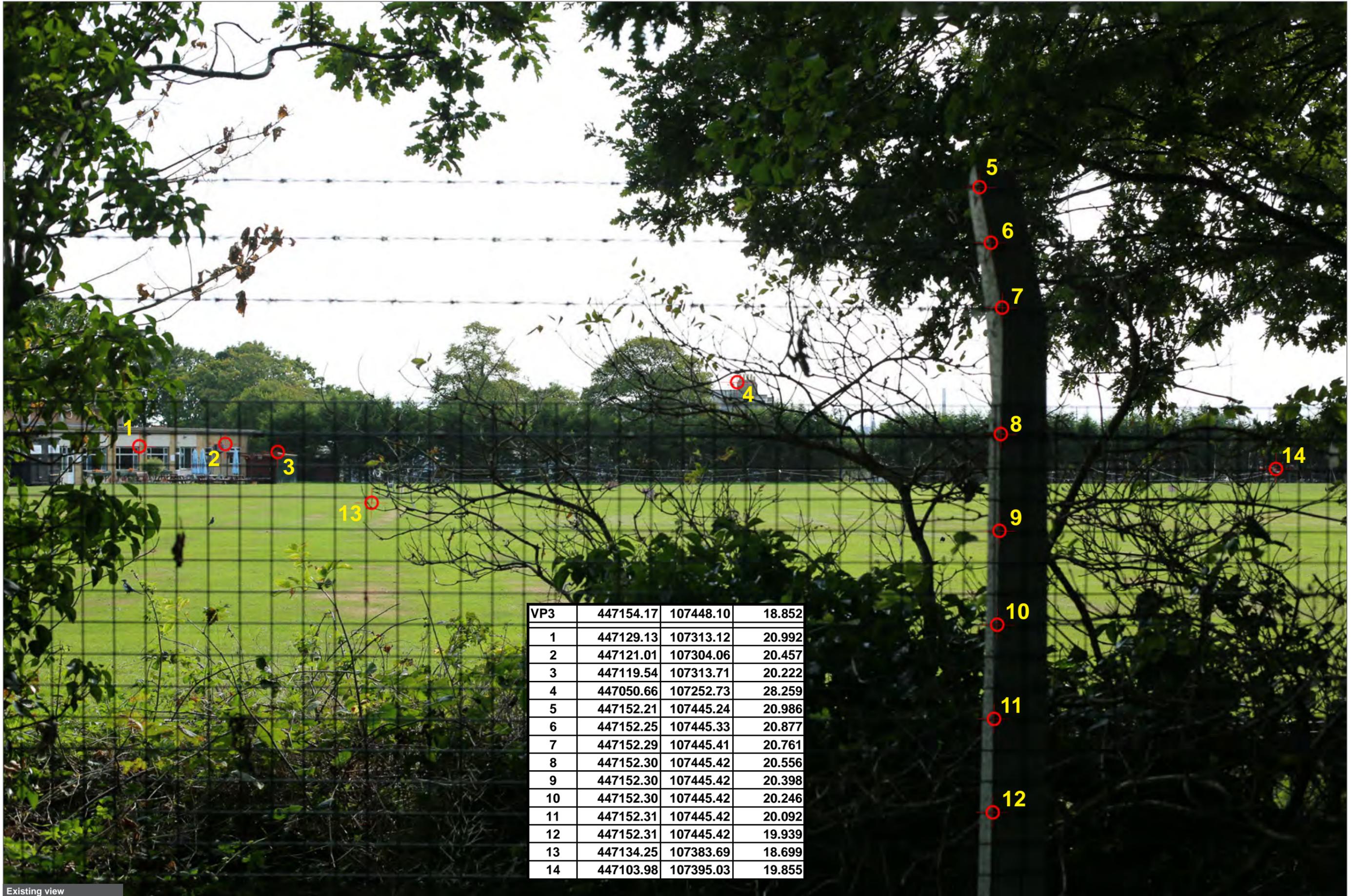
Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 1 m
OS reference: 447154, 107448

Direction to site: south
Viewpoint height: 20.5 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Proposed view, Year 10: Viewpoint 2
Figure: 5.2 VP2c



Existing view

Ref: 3115-0004-06



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GE Hamble

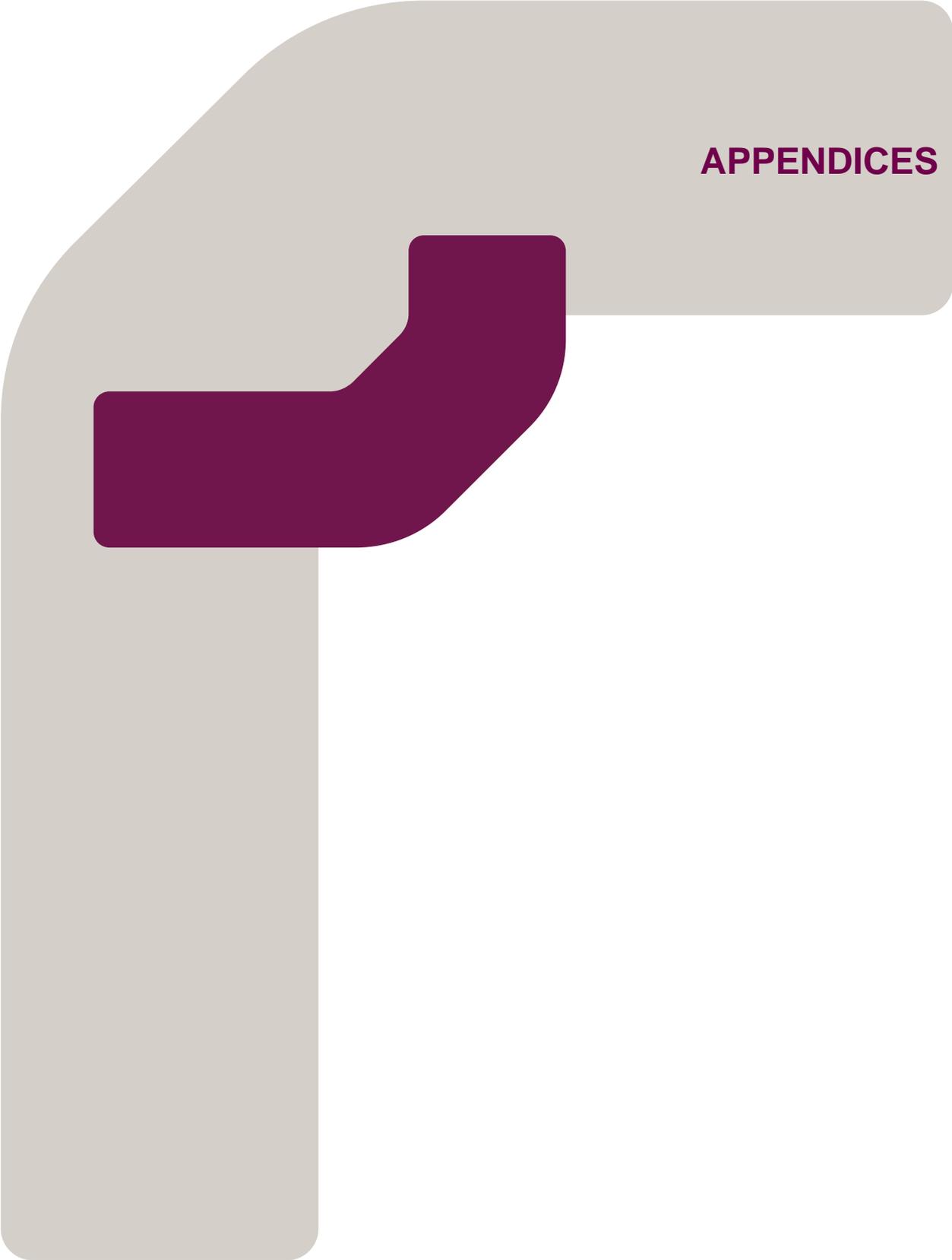
Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 1 m
OS reference: 447154, 107448

Direction to site: south
Viewpoint height: 20.5 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Existing view with surveyed locators: Viewpoint 2
Figure: 5.2 VP2d



APPENDICES

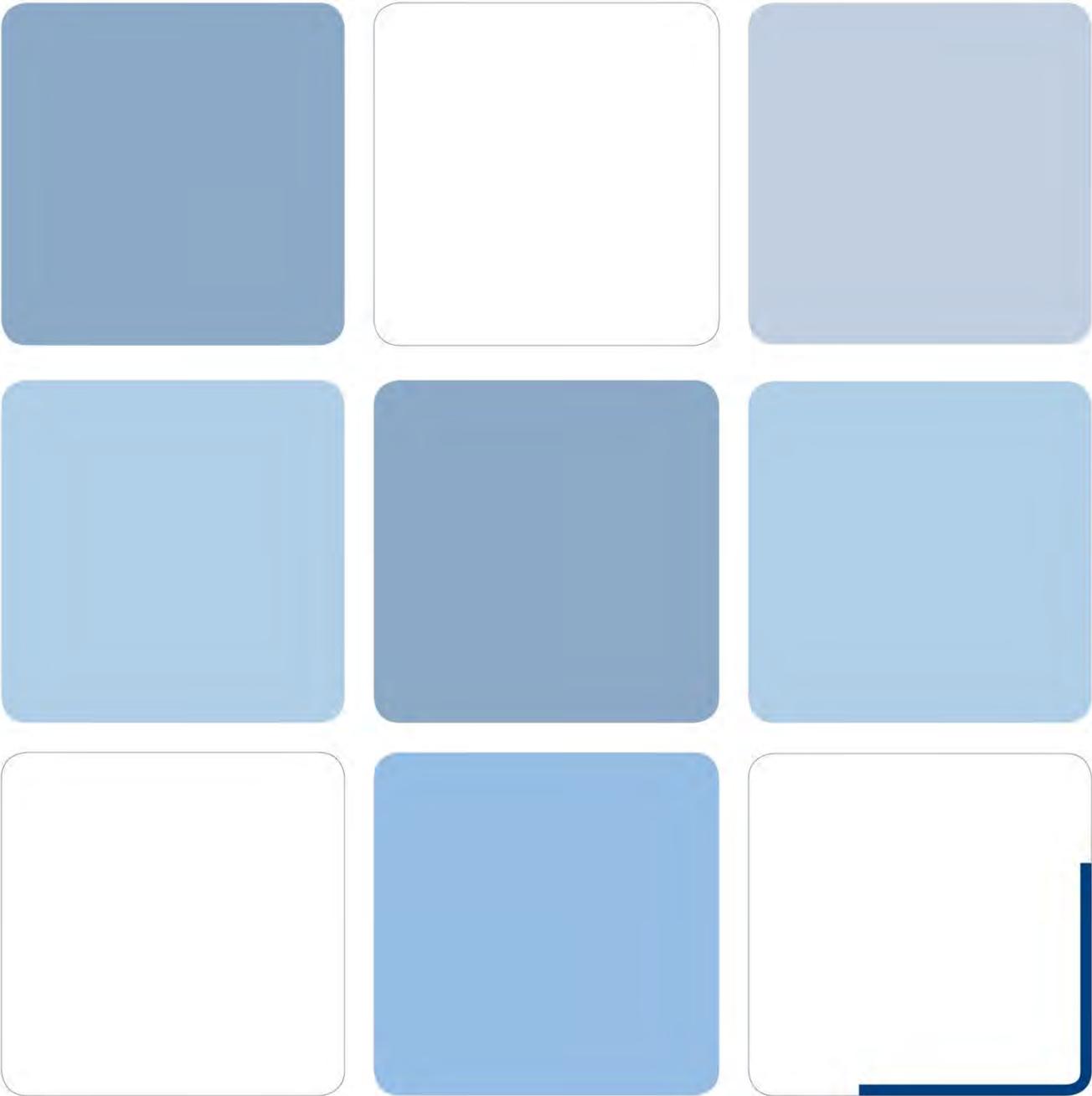
Appendix A

Landscape and Visual Appraisal



GE Aviation Campus, Hamble-le-Rice, Hampshire

Landscape and Visual Appraisal



GE Aviation Campus, Hamble- le-Rice, Hampshire

Landscape and Visual Appraisal

Date: July 2018

Our Ref: JSL3115_170

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QUALITY MANAGEMENT

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Figure 2: Zone of Theoretical Visibility (including Key Viewpoint Locations)

Figure 3: Existing Application Site Views

Figure 4a. 4g: Key Viewpoints

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Appendix 1: Methodology

Appendix 2: Area 16: Victorian Parkland (extract from the Eastleigh Borough Council Landscape Character Assessment, December 2011)

1 INTRODUCTION

General

- 1.1 RPS has been commissioned by GE Aviation to prepare an appraisal of the potential landscape and visual effects that would result from the proposed development for residential purposes of land located within their existing campus at Hamble-le-Rice, Hampshire. The campus is to the east of Southampton and occupies rising ground on the north bank of Southampton Water. The historic core of Hamble le Rice itself lies to the east on the west bank of the River Hamble, which outlets into Southampton Water further south. Other local settlements include Netley to the east and Warsash on the east bank of the River Hamble. Southampton Water is a busy shipping lane and there are a number of oil terminals and refineries along its banks.
- 1.2 The site is bounded (in part) by Kings Avenue and the B3397 Hamble Lane to the south and east respectively, with the wider village of Hamble-le-Rice beyond. It is, hereinafter, referred to as the application site. The assessment forms part of the planning application for the proposal, hereinafter referred to as the proposed development.
- 1.3 The application site is approximately 8.83 Hectares (ha) in extent and occupies the northern part of the existing GE Aviation Campus which totals approximately 20ha of land. The application site itself sits on a plateau within the north of the campus and is a developed area, incorporating the GE Aviation Sports and Social Club with cricket and football pitches and other sporting facilities. The western part of the application site is occupied by a car park and a number of industrial buildings on the edge of the campus. Sydney Lodge (a Grade II listed building) is also within the application site.
- 1.4 The proposed development would include some 148 new homes containing between 1 and 4 bedrooms of between 1 to 3 storeys, together with areas of car parking and new green spaces. The existing bowling green and football pitch within the eastern part of the application site would be retained and upgraded. In addition, later extensions to Sydney Lodge would be demolished and the building set within a wider area of greenspace. The entrance road to the GE Hamble Campus would also be modified and Kings Avenue would effectively be moved slightly further north. The existing road would be modified to provide frontage and car parking for residents that live on the southside of Kings Avenue.

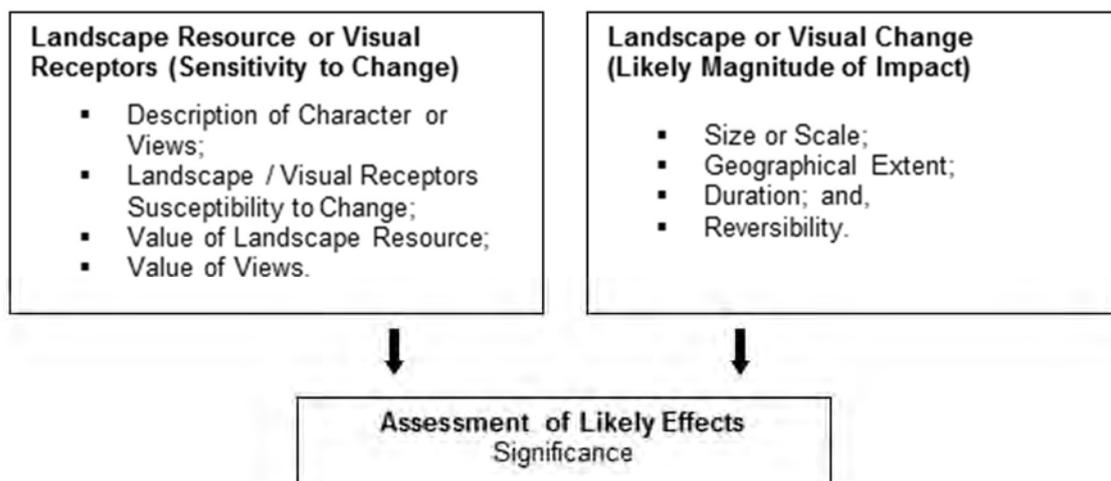
2 APPRAISAL METHODOLOGY AND SIGNIFICANCE CRITERIA

Methodology

- 2.1 The methodology for the assessment of landscape and visual effects is set out in Appendix 1. This section provides a summary.
- 2.2 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

- 2.3 As set out in the ~~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 is 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.
- 2.4 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.



- 2.5 These factors are determined by a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement. Magnitude of change (impact) and resource and receptor sensitivity is described in the paragraphs below. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).
- 2.6 The assessment has been carried out for the operational phase of the proposed development and considers 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

- 2.7 This section summarises the national and local plan policies pertinent to landscape and visual issues that are 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).*

Landscape Baseline

- 2.8 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).*
- 2.9 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 its baseline for the appraisal.

Visual Baseline

- 2.10 A Zone of Theoretical Visibility (ZTV) for the proposed development has been prepared which 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. This has been prepared with the screening effects of significant blocks of settlement (at 9m) taken into account. The ZTV also shows the indicative extent of the study area from which views may be available both with and without existing blocks of significant vegetation (at 12m height) taken into account as visual barriers (see Figure 2). 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.
- 2.11 A number of existing views to parts of the application site are included on Figure 3a to 3c to show its varied landuses and landcover. These are further explained in section 4 of this appraisal.
- 2.12 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 1: Key Viewpoints

| Viewpoint No./Location | Notes |
|-------------------------------------|---|
| Vp.1: Kings Avenue | View looking west along Kings Avenue towards the existing entrance to the GE Aviation Campus. |
| 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 evergreen 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. |

| Viewpoint No./Location | Notes |
|------------------------|--|
| Vp.7: Shore Road | View from the west side of Southampton Water showing the wider setting to the GE Aviation Campus. 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. |

- 2.13 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.

Appraisal criteria and significance of effects

- 2.14 This more detailed and specific component of the assessment (including the criteria used in the assessment) is described in Appendix 1.

Limitations and assumptions

- 2.15 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 has been 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.
- 2.16 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.

3 POLICY FRAMEWORK

Legislation and Policy Context

- 3.1 This section summarises legislation and policies that are directly relevant to landscape and visual issues. The application site and study area are located within the Borough of Eastleigh.
- 3.2 The planning policy documents and specific policies relating to landscape and visual matters are described below, at a National and local level.

National Policy and Guidance

National Planning Policy Framework (NPPF)

- 3.3 The Department for Communities and Local Government published the ~~the~~ National Planning Policy Framework (NPPF) document in March 2012. The document consolidates a number of policy statements, circulars and related documents into a single document. It replaces previous national planning policy in relation to landscape issues. At March 2018, the Ministry of Housing, Communities and Local Government, published an update to the NPPF for consultation purposes. It replaces all previous national planning policy in relation to landscape. Paragraph 168 of the consultation draft states that *“Planning policies and decisions should contribute to and enhance the natural and local environment”* (Page 48).
- 3.4 The NPPF emphasises the importance of sustainable development. Paragraph 7 of the consultation draft states, *“The purpose of the planning system is to contribute to the achievement of sustainable development”* (Page 5). Three objectives of sustainable development are highlighted by the NPPF which should be considered which includes (along with Economic and Social objectives) an *“Environmental Objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy”*. These objectives should not be considered in isolation as they are mutually dependant.
- 3.5 The NPPF indicates that, *“Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking”*. One of these 12 principles indicate the need to, *“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.”* This statement (and the core planning principles section) have been removed from the consultation draft to avoid duplication with other chapters. However, its principles are enshrined in paragraph 126(c) of the consultation draft which also updates Section 7 of the NPPF (~~Requiring Good Design~~). Paragraph 126 of the consultation draft states that:

“Planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- b) *are visually attractive as a result of good architecture, layout and effective landscaping;*
- c) *respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;*
- e) *optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public spaces) and support local facilities and transport networks;*
- f) *create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience” (Page37).*

3.6 Section 15 of the NPPF consultation draft is entitled “*Conserving and enhancing the natural environment*”. Paragraph 168 states that, “*The planning system should contribute to and enhance the natural and local environment by:*

- a) *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland” (Page 48).*

Planning Practice Guidance (PPG)

3.7 On 6th March 2014 the Government published Planning Practice Guidance (PPG). This replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime. Planning practice guidance has been produced for the Natural Environment (amongst others); providing further information in relation to most of the paragraphs noted above with respect to the NPPF.

District Planning Policy and Guidance

Eastleigh Borough Local Plan Review 2001-2011 (Adopted March 2006)

3.8 Eastleigh Borough Council (EBC) are in the process of updating their Local Plan. Until such time as the updated plan is formally adopted, the saved policies of the adopted EBC Local Plan Review 2001-2011 (March 2006) remain relevant. This document, along with the accompanying Proposals Map have been reviewed as part of the appraisal. The following section summarises those policies which are considered to be of relevance to landscape and views.

Part of the application site has been identified as falling outside the settlement boundary of Hamble-le-Rice and as such is subject to countryside restraint policies shown within Policy 1.CO: Criteria for Development in the Countryside, whereby development will not be granted outside urban settlement unless it satisfies specific criteria (i . iv), as detailed under the policy. The proposed development would not satisfy these criteria.

3.9 The Local Plan Proposals Map cross refers to several policies of relevance to landscape relating to areas which sit immediately adjacent to the application site or within the wider study area. These

include Policy 20.CO: Landscape Improvements, which states that, *'In the areas identified for landscape improvements, as shown on the Proposals Map, proposals which would prejudice such improvements or which in themselves would be detrimental to the quality of the landscape in these areas, will not be permitted. Developers' willingness to contribute towards landscape improvements will be a material consideration in the assessment of planning applications'*.

- 3.10 There are also a number of policies which, whilst not specifically shown on the Local Plan Proposals Map or specifically associated with the application site, are pertinent to landscape and visual matters. These include the following:
- “ Policy 18.CO: Protection of the Landscape whereby, *'Development which fails to respect, or has an adverse impact on the intrinsic character of the landscape, will be refused'*;
 - “ Policy 19.CO: Protection of Landscape Features whereby, *'Development in the countryside or in urban areas will be refused if it would result in the loss of, or damage to locally important features in the landscape, such as water courses, ponds and lakes. Where the Council is satisfied that the loss or reduction of a feature is fully justified, it will require appropriate replacement features to be included in the proposals'*; and
 - “ Policy 36.ES: Lighting whereby, *'Permission will be refused for proposals which do not incorporate well designed lighting, where lighting is necessary. Lighting should be concentrated in those areas where it is required and spillage, either horizontally or vertically, should be minimised. The size and design of the lighting columns should not detract from the character of the locality'*.
- 3.11 The application site is not located within a Strategic or Local Gap, as defined in the Eastleigh Borough Local Plan Review 2001-2011 (Appendix I) and Proposals Map. It is however, located immediately adjacent to the Bursledon / Hamble / Netley Abbey Local Gap which is covered by Policy 3.CO: Criteria for Development in Local Gaps. The purpose of the gap policy is to maintain settlement identity by preventing coalescence. However, this local gap would not be affected by the proposed development.

4 BASELINE CONDITIONS

- 4.1 This section includes a description of the application site, together with a description of the features that contribute to the landscape character of the study area. It also includes a summary of existing local landscape character assessments, and a description of the types of visual receptors at each of the key viewpoints.

Application Site and Local Surrounds

- 4.2 The application site includes existing buildings and car parking areas, together with a variety of sportsgrounds, including a cricket pitch and clubhouse, football pitch and bowling green. It is generally level; its northernmost edge is approximately 18-19m above Ordnance Datum (AOD) falling to approximately 17mAOD at Kings Avenue to the south. It includes the existing GE Aviation reception building and entrance area, together with Sydney Lodge House.
- 4.3 To the south-west are a series of large industrial buildings forming part of the GE Aviation Campus. These occupy the gently sloping ground which falls to Southampton Water; they would remain post construction of the proposed development. To the east is an area of residential development, which mainly dates from the twentieth century and forms part of the westerly expansion of Hamble le Rice whilst, to the west, is woodland within the Royal Victoria Country Park (managed by Hampshire County Council). It also contains three listed buildings, one of which is the prominent Netley Chapel building which forms the centrepiece to the park. To the immediate north, is the Mount Pleasant Recreation Ground.

Landscape, Ecology and Cultural Heritage Designations

- 4.4 The application site does not sit within or adjacent to any designated landscape of National importance, such as an Area of Outstanding Natural Beauty (AONB). There are however, several statutory and non-statutory landscape, ecology and cultural heritage designations within the 2km study area (Figure 1); including, Ancient Woodlands, Listed Buildings, a Registered Park and Garden (Royal Victoria Country Park), Conservation Areas and a Scheduled Monument. There are also several nature conservation designations pertaining to the shoreline of Southampton Water and the River Hamble including Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and Special Protection Areas (SPA). The Grade II listed Sydney Lodge house and garden is within the application site and forms part of the GE Aviation Campus.
- 4.5 The register of Parks and Gardens is a national record maintained by Historic England. The Grade II listed Royal Victoria Country Park occupies a portion of the western part of the study area. There are also three Conservation Areas which fall at least partly within the study area. These include parts of Hamble-le-Rice to the east, part of Old Bursledon to the north and part of the Netley Abbey Conservation Area to the west. The Hamble le Rice conservation area is approximately 900m to the south east of the application site at its nearest point and focuses on the High Street leading down from The Square to The Quay and the River Hamble.

- 4.6 The nearest designations of biodiversity significance are a SINC, located within the boundary of Royal Victoria Country Park, immediately adjacent to the westernmost application site boundary. This is also designated as an Ancient and Semi-Natural Woodland (West Wood).

National Landscape Character

- 4.7 At a national level, the application site falls entirely within National Character Area (NCA) 126: South Coast Plain. The South Coast Plain NCA is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The key characteristics of NCA 126 are described in detail within the National Character Area Profile document published by Natural England (2014) (Ref 6).

County Landscape Character

Hampshire County Council (HCC) Integrated Character Assessment

- 4.8 This study places the application site and all terrestrial parts of the study area within landscape character area 19D: Netley, Bursledon and Hamble Coastal Plain. Its key characteristics are listed as follows:
- *Gently undulating and flat landform with a gentle slope to the coastline ending in a low sea wall above the shingle beach.*
 - *A wooded coastal margin, small wooded stream valleys, a central area of farmland with open character and a suburban feel to much of the area.*
 - *Patchwork of ecological habitats and woodland.*
 - *Extremely fertile agricultural soils on the open coastal plain.*
 - *Areas of former sand and gravel and landfill restoration.*
 - *Market gardening, nurseries and horticulture are frequent land uses.*
 - *A landscape which had a well-developed medieval field pattern around the small hamlets and huge area of common in the north at the end of the 19th century– now largely overwritten by modern fields and development.*
 - *Frequent views over Southampton water.*
- 4.9 The study also places the application site within the 19 Settlement landscape character type, abutting an area of 19 Coastal Plain Open to the north and an area of 19 Coastal Plain Enclosed to the west which includes the Royal Victoria Country Park.
- 4.10 One of the key qualities of landscape character area 19D: Netley, Bursledon and Hamble Coastal Plain is described as, “*Attractive residential areas which are associated with waterside historic cores, including remains of medieval abbey and landscape at Netley and detached Victorian villas at Bursledon. Gap designation provides the perception that waterside settlements are still separate entities.*” One of the key threats facing this landscape character area is considered to be the “*Loss of remaining urban fringe open space to development, perception of settlement coalescence and loss of*

quality of the adjoining landscape.” The study does, however, place the application site within an area of settlement and thus by implication forming part of the urban area.

District Landscape Character

Eastleigh Borough Council (EBC), Landscape Character Assessment (December 2011)

- 4.11 At a District level, the EBC Landscape Character Assessment (December 2011), has identified 19 unique Landscape Character Areas (LCA) within the Borough of Eastleigh. That part of the application site which support a recreational landuse, i.e. the cricket ground, football pitch and bowling green, fall within landscape character area 16: Victorian Parkland. The unique characteristics of this landscape character area are described within the EBC Landscape Character Assessment as follows:

Table 2: Relevant Key Characteristics as Derived from the Eastleigh Borough Council Landscape Character Assessment (Dec 2011)

| Landscape Character Area | Relevant Key Characteristics (as derived from District Level Studies) | Value |
|---|---|-----------------|
| The Eastleigh Borough Council Landscape Character Assessment (Dec. 2011) | | |
| LCA 16: Victorian Parkland | <ul style="list-style-type: none"> ▪ Victorian buildings; ▪ Parkland character; ▪ Coastland character in south; ▪ Wooded edges; ▪ Busy country park. | High/ Medium |

- 4.12 The EBC study describes the landscape character area as follows:

“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.

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.”

- 4.13 The EBC study further describes the sensitivity of the character area as, *“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.”* In terms of its visual sensitivity the study advises, *“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.”*

- 4.14 The remainder of the application site (car parking and existing buildings) is located within the existing developed GE Aviation Campus, on the edge of Hamble-le-Rice. As such, it is not within a landscape character area as defined within the Eastleigh Borough Council study. Essentially, it may therefore be regarded as part of the urban environment and thus part of the area of settlement as defined in the HCC Integrated Character Assessment.

Overview of Landscape Value / Importance

- 4.15 The majority of landscape character area 16 Victorian Parkland is provided by the parkland within the Royal Victoria Country Park to the west. This is the area where the strongest sense of a parkland landscape occurs. However, much like the northern parts of the character area, i.e., towards the Police Training Centre, the parkland character of its more easterly parts is also diminished due to its settlement edge character and woodland and unmanaged, rough grassland margins becoming more evident. The strong treelines to the north and west do, however, provide some slight sense of a parkland landscape within the eastern parts of the study area where the sports pitches are located. Whilst the landscape value/ importance of the registered park and garden is High, for the northern and eastern parts of the character area, including the Police Training Centre and the application site, which are also more strongly influenced by the urban edge of Hamble-le-Rice, the landscape value/ importance is considered to be Medium.

Visual Baseline

- 4.16 The ZTV, i.e. with the screening effects of both existing settlement and vegetation taken into account (Figure 2), suggests that views to the proposed development would be more or less confined to areas within the proposed development. Existing buildings within the GE Aviation Campus, residential buildings along Kings Avenue and those on the eastside of Hamble Lane, together with existing woodland to the west and bordering the public footpath to the immediate north, would provide an effective screen to views. However, the ZTV does define a broader area of potential inter-visibility between the proposed development and areas on the southern bank of Southampton Water. Not surprisingly, the ZTV with existing significant blocks of vegetation removed suggests that the proposed development would be potentially visible within views from a wider area. This is likely to be the case to the north, where there is a relatively narrow belt of vegetation bordering the public footpath. However, it is considered likely that the density of the woodland along the western edge of the application site, and within the Royal Victoria Country Park, would provide a good screen to views, even during the winter months when existing vegetation would be without its natural leaf cover. It is considered likely, however, that the proposed development would be visible within views from the Mount Pleasant Recreation Ground due to the relatively narrow width of the woodland strip to the north of the application site.
- 4.17 Views from public footpath 13, to the immediate north of the application site, are limited due to the existing woodland and tree vegetation along the northern boundary to the application site. At, and immediately adjacent to the start of the footpath off Hamble Lane, vegetation is at its most sparse; this allows glimpsed partially screened/ filtered views to the easternmost parts of the application site, including the football pitch. Further west along the footpath, with the denser vegetation, views towards the application site become less frequent during summer, with only glimpsed views to features therein. Where a natural gap and/ or thinning of the vegetation has occurred, there are glimpsed views to the cricket ground and clubhouse with the roofline of Sydney Lodge visible above. As the footpath begins

to fall away to the west, ultimately towards Royal Victoria Country Park, gaps in the vegetation remain allowing glimpsed views to the existing GE Aviation Campus car park and industrial buildings beyond. Although views to the application site in the summer months are restricted, it is considered likely that more extensive views would be available from footpath 13 during the winter months when existing deciduous vegetation would be without its leaf cover.

- 4.18 Several existing views to parts of the application site are included on Figure 3a to 3c to show its varied landuses and landcover. Figure 3a shows the existing GE Aviation Campus reception building and its car park above which the roofline to Sydney Lodge is visible; the existing large Oak tree within the far right of the view would be retained as part of the proposed development. Figure 3b reveals the central part of the application site and the cricket ground, whilst Figure 3c shows the existing car park and several industrial buildings within the westernmost part of the application site.

Key Viewpoints

- 4.19 Key viewpoints looking towards the application site are listed in Table 1, and the existing daytime view from each is described in Table 3 below. The locations of these are shown on Figure 2, and the existing daytime view from each is shown on Figures 4a-4g.

Table 3: Key Viewpoints

| Key Viewpoint | Description |
|-------------------------------------|--|
| Vp.1: Kings Avenue | Near distance view over Kings Avenue and the existing vehicular access to the GE Aviation Campus. The Gateguard (Folland Gnat) is visible within a temporary scaffold surround. Random parking is evident along the verges to Kings Avenue. |
| Vp.2: Hamble Lane | Near distance view showing the junction between Hamble Lane and Kings Avenue (vehicular access to GE Aviation Campus). The Gateguard is visible in front of a clipped evergreen hedgerow (to be retained) which defines the eastern side of the car park for the football pitch/ bowling green. The football pitch is visible within the right of the view, together with part of the tree-lined eastern boundary of the application site adjacent to Hamble Lane. |
| Vp.3: Sydney Avenue | Near distance view over Hamble Lane looking towards the north-east corner of the application site. The football pitch is partly visible through the treeline bordering Hamble Lane; as is part of the clipped evergreen hedgerow (to be retained) forming the west boundary to the football pitch. The tops of the ancient woodland on the east side of Royal Victoria Country Park is also partly visible above this hedgerow. |
| Vp.4: Mount Pleasant Playing Fields | Near distance view looking south over open grassland within the Mount Pleasant Recreation Ground towards the northern boundary of the application site which is screened by existing vegetation along its northern boundary. The roof-top of an existing residential building on Hamble Lane is discernible within a gap in the treeline within the extreme left of the view. The application site is completely screened during the summer months. |
| Vp.5: Hamble Lane | Near distance view looking south-west over Hamble Lane, which is foreshortened by existing vegetation bordering the road. The application site is completely screened during the summer months. |
| Vp.6: Royal Victoria Country Park | Near distance view looking east over open grassland within Royal Victoria Country Park from a point to the immediate east of Netley Chapel. Existing mature ancient woodland within the park and along its eastern boundary provides a complete visual screen to the application site. |
| Vp.7: Shore Road | Distant view over Southampton Water. Netley Chapel and an existing brick chimney within the GE Aviation Campus are discernible. However, the application site is screened within the view. |

5 APPRAISAL OF POTENTIAL EFFECTS

Operational Effects on Landscape and Visual Resources

- 5.1 The potential effects of the proposed development upon views and landscape character during its operational period at winter Year 1 and summer Year 10 have been assessed using the methodology described in Section 2.

Potential effects on landscape character, elements and features

- 5.2 Whilst the EBC landscape character assessment places part of the application site within landscape character area ~~16~~: Victorian Parkland there is little sense or evidence of the key characteristics of this landscape type within the application site. This part of the application site is managed sportsfields with some evergreen clipped hedgerows which separate the varied sporting uses. However, it does have some sense of a wooded edge, given the presence of the ancient woodland to the west within Royal Victoria Country Park and the strong treeline to the immediate north bordering the public footpath. It is also intensively managed open grassland in part (cricket ground). However, the existing urban edge and industrial buildings along the other boundaries to the application site provide it with a strong sense of enclosure. It also has a strong edge of settlement character more closely associated with Hamble le Rice than the core area of Victorian Parkland further west.
- 5.3 In contrast to the EBC study, the HCC study places the application site within the ~~Settlement~~ landscape type, with its boundary following the northern edge of the application site and the public footpath. It is considered that this boundary is more in-keeping with the landscape character of the application site which is urban edge in character and exhibits very little sense of a Victorian parkland. It is clearly more strongly affiliated with the urban landscape and there is little sense of countryside when standing within the application site. However, it may be described as forming part of a ~~transition~~ zone between the urban area and countryside further north, the landscape character of which is inherently that of a recreation or amenity landscape.
- 5.4 Existing vegetation along the north and east boundaries to the application site would be retained; as would an existing large oak tree near the GE Aviation Campus reception building, existing trees to the east of Sydney Lodge and existing street trees along Kings Avenue. In addition, the existing evergreen, clipped hedgerows which separate the football pitch, enclose the bowling green and part of its car park would be retained. In effect, there would be very little difference in the landscape character over the eastern part of the application site as a result of the proposed development. This part of the application site would retain its existing sporting landuses and vegetation, with only relatively minor amendments and re-organisation of the existing road and vehicular access network and car parking arrangement. The existing gate guard (Folland Gnat aircraft) would however, be relocated to a location within the more westerly part of the proposed development. This feature of the cultural landscape would no longer be readily visible within views from Hamble Lane (B3397) and adjacent residential properties. However, it would remain a feature within the proposed development. The limited changes to the eastern part of the application site and the very local improvements to Kings Avenue would have little effect upon the adjoining townscape within Hamble le Rice. Overall, it is considered that there would be a Neutral significance of effect upon this adjoining urban area forming part of Hamble le Rice.

- 5.5 The existing clipped evergreen hedgerow which separates the cricket ground from the car park within the west of the application site would, however, be removed along with the existing reception building for the GE Aviation Campus and a number of existing buildings associated with their existing manufacturing and administration business. These parts of the application site, which formerly contained the GE Aviation buildings, would remain part of the GE Aviation Campus, but their landuse would be changed to primarily car parking and areas of open grassland, also containing the relocated gate guard. The existing car park within the west of the application site would become a residential development with internal roads, areas of public open space, grassland and tree planting. The later extensions and additions to Sydney Lodge would also be removed and the retained Grade II listed building would be set within a more open grassland landscape. Sydney Lodge would also continue to form part of the GE Aviation Campus. Overall, any potential adverse effects due to the removal of some industrial buildings from the GE Aviation industrial site would be offset by beneficial effects due to the improvement to the local surrounds of the Grade II listed Sydney Lodge. New car parking areas would be established to replace those removed from the most westerly parts of the application site. Overall, and on balance, this would equate to a Neutral significance of effect.
- 5.6 There would be direct impacts upon an outlying part of the Victorian Parkland landscape character area, as defined within the Eastleigh Borough Council landscape character assessment. Albeit, as stated above, this part of the character area exhibits few of the landscape characteristics of Victorian parkland. Indeed, as stated in the Hampshire County Council Integrated landscape character assessment, it is more closely associated with an urban environment, falling within Settlement as defined within this county level study. The proposed development would, however, change part of the application site from an open sportsground (cricket ground) to a residential development with internal roads, public open space, grasslands and areas of new plantings. Its sense of openness would be reduced and clearly there would be an obvious change to its landscape character at a site-based level. In association with the existing football ground and bowling green, it would thus become part of the urban area of Hamble le Rice. There would be a slight change to the physical landscape, its character and the perception of landscape character area 16 Victorian Parkland as a whole, with the main or core area of the parkland to the west largely unaffected. Overall, this would equate to Small magnitude of impact on a landscape receptor of Medium sensitivity. The proposed changes would be at slight variance with the character of the Victorian Parkland landscape; the equivalent of a Minor adverse significance of effect.

Potential Effects upon Royal Victoria Country Park Registered Park and Garden

- 5.7 The Registered Park and Garden includes part of the ancient woodland to the west of the application site but excludes a strip of about 75m width bordering the west boundary to the proposed development. However, the north-western corner of the application site does abut part of the Registered Park and Garden (also a part of it which is ancient woodland). Much of the Registered Park and Garden is at a lower elevation to the proposed development and the ancient woodland would screen the proposed development during summer and it is likely to have very little effect upon views during winter given the density of this intervening woodland. Landform change, and the density of the enclosing woodland would mean that there would be little or no change to the inherent landscape character of the Registered Park and Garden, even during winter when the screening effects of the intervening woodland would naturally be reduced. It is therefore considered that the proposed development would have a potential significance of effect of between Minor adverse and Neutral upon the landscape character of the Royal Victoria Country Park Registered Park and Garden, with any effects being

largely confined and limited to those parts of the park local to the north-west boundary of the proposed development and, mainly during the winter months when existing vegetation would be without its leaf cover. At this time, there may be some inter-visibility between parts of the registered park and garden and the proposed development.

Potential Effects upon views from Footpath 13

- 5.8 Existing vegetation along the northern boundary of the application site through which the public footpath runs would be retained. As such, summer views from it would be largely unaffected by the proposed development. There would be little change to views from the easternmost part of the footpath adjacent to the football ground, which would also be retained. However, for the remainder of the route until entering the dense woodland within Royal Victoria Country Park, there would be occasional summer views to new houses within the proposed development. As such, there would be a noticeable change to these near distance views, which would be foreshortened, at least in part. The magnitude of change would be at its greatest at winter Year 1 when existing deciduous vegetation would be without its leaf cover. At this time, there is likely to be a Medium magnitude of change and an overall Major adverse significance of effect upon views from those parts of the footpath between the football ground and the car park within the west of the application site. However, from that part of the footpath adjacent to the car park, potential effects would be reduced to a Small magnitude of change and a Moderate adverse significance of effect. However, in summer, potential effects would be considerably reduced, and there is unlikely to be any effects upon views for much of the route, other than where there is a clear and obvious gap in the screening vegetation. At these points, the magnitude of change and significance of effect would be the same as that at winter Year 1, i.e. Major or Moderate adverse significance of effect respectively, albeit that the lengths of footpath from which such views would be available during summer would be limited.

Potential effects upon views from the key viewpoints

- 5.9 The potential effects upon views from each of the key viewpoints is assessed in Table 4 overpage. Key viewpoints are shown on Figure 2; existing viewpoint photography is shown on Figures 4a to 4g.

Table 4: Visual Effects Operational Phase

| Key Viewpoint | Sensitivity | Description of Change to Existing Daytime View | Magnitude of Change | Significance of Effect | |
|---------------------|--|---|---------------------|------------------------|--------------------|
| | | | | Year 1 (Winter) | Year 15 (Summer) |
| 1. Kings Avenue | Medium (Users of a roadside footpath) | Year 1 (Winter): The hardstandings within the foreground to the view would be re-arranged and a more formal, organised car parking arrangement is likely, which would generally only be used by the residents of Kings Avenue. The existing gate guard (aircraft) would be re-located and traffic entering/ exiting the GE Aviation Campus would be moved further away from the viewpoint (and the residential properties on Kings Avenue). The change to the view would be clearly visible but would not substantially change its character. However, the quality of the view would be improved. | Small | Minor beneficial | |
| | | Year 10 (Summer): Little obvious change to the view, new tree planting implemented as part of the proposed development, along the new access to the GE Aviation Campus would be in full leaf and would partially screen and foreshorten the view. | Small | | Minor beneficial |
| Vp.2: Hamble Lane | Medium (Users of a roadside footpath) | Year 1 (Winter): The Kings Avenue junction would be moved slightly further to the right of its current position and new green-strips or verges with trees would be established. The existing gate guard (aircraft) would be removed and relocated. As such, it would no longer form an element within the view. However, existing trees and much of the grassland within the middle foreground to the view would be retained. New housing would also be partly visible above intervening evergreen hedgerows. | Negligible | Negligible adverse | |
| | | Year 10 (Summer): Little difference in the character of the view compared to that at Year 1, other than existing trees would be in full leaf and would partly foreshorten the view. | Negligible | | Negligible adverse |
| Vp.3: Sydney Avenue | Medium (Users of a roadside footpath) | Year 1 (Winter): There would be little discernible change to the view. The foreground existing roadside vegetation would be retained and the football pitch would remain in this location; albeit upgraded as part of the proposed development. New housing is likely to be partly visible above the retained evergreen hedgerow which forms the backdrop to the football pitch, albeit views would be filtered by existing retained trees within the foreground to the view. | Small | Minor adverse | |
| | | Year 10 (Summer): New planting implemented as part of the proposed development along the boundary between the new housing and the retained football pitch is likely to | Negligible | | Negligible adverse |

| Key Viewpoint | Sensitivity | Description of Change to Existing Daytime View | Magnitude of Change | Significance of Effect | |
|-------------------------------------|---|---|---------------------|------------------------|------------------|
| | | | | Year 1 (Winter) | Year 15 (Summer) |
| | | partly screen the roof-tops of new housing. The proposed change would be barely discernible. | | | |
| Vp.4: Mount Pleasant Playing Fields | Medium (Users of a recreational facility) | Year 1 (Winter): New housing to the immediate west of the retained football ground is likely to be visible within views filtered by existing vegetation bordering the public footpath to the north of the application site. This is likely to bring buildings closer to the viewpoint than that of the existing (winter) baseline over part of the view. However, existing buildings within the GE Aviation Campus and residential buildings within Hamble le Rice would also be more visible within a winter setting and this is the baseline against which the change has been assessed. As such, it is considered that new housing would be visible but not prominent and would be at slight variance with the existing (winter) view. | Small | Minor adverse | |
| | | Year 10 (Summer): No part of the proposed development would be visible. Existing vegetation bordering the public footpath and visible within the middle distance to the view would effectively screen the new housing. | No Change | | No Effects |
| Vp.5: Hamble Lane | Medium (Users of a roadside footpath) | Year 1 (Winter): The ZTV indicates some inter-visibility between the proposed development and the viewpoint during winter (see Figure 2). Potentially, new housing within the more westerly parts of the proposed development may be visible within views filtered by existing vegetation and partly screened by intervening buildings, including those within Hamble Primary School. | Negligible | Negligible adverse | |
| | | Year 10 (Summer): No part of the proposed development would be visible. Existing roadside vegetation would screen the view. | No Change | | No Effects |
| Vp.6: Royal Victoria Country Park | High (Users of a Registered Park and Garden) | Year 1 (Winter): The ZTV indicates some inter-visibility between the proposed development and the viewpoint during winter (see Figure 2). However, existing ancient woodland on rising ground between the viewpoint and the proposed development is dense and is likely to provide an effective screen to views during the winter months. New housing would occupy a very small proportion of the existing view and, even if visible, would be seen within the local context of other existing industrial buildings within the GE Aviation complex. | Negligible | Negligible adverse | |
| | | Year 10 (Summer): Existing intervening vegetation would screen views to the proposed development. | No Change | | No Effects |

| Key Viewpoint | Sensitivity | Description of Change to Existing Daytime View | Magnitude of Change | Significance of Effect | |
|------------------|--|--|---------------------|------------------------|------------------|
| | | | | Year 1 (Winter) | Year 15 (Summer) |
| | | | | | |
| Vp.7: Shore Road | Medium (Users of a roadside footpath) | Year 1 (Winter): No part of the proposed development would be discernible within the view; existing buildings within the GE Aviation Campus (in association with existing vegetation) would screen the proposed development. | No Change | No Effects | |
| | | Year 10 (Summer): As for winter Year 1. | No Change | | No Effects |

6 SUMMARY AND CONCLUSIONS

Landscape Effects

- 6.1 The application site is more strongly associated with the urban landscape of Hamble le Rice and the industrial character of the GE Aviation Campus than it is with the areas of countryside further north. However, those parts of it which are open and support a recreational or sporting landuse do form part of a transition zone between the urban area and countryside further north. Whilst the Eastleigh Borough Council landscape character assessment places part of the application site within landscape character area 16: Victorian Parkland the Hampshire County Council Integrated Character Assessment places the entirety of the application site within the Settlement landscape type.
- 6.2 Existing vegetation along the north and east boundaries of the application site would be retained, along with the clipped evergreen hedgerows on the westside of the football pitch and the east side of the car park serving the football pitch and bowling green. An existing large Oak tree near the GE Aviation Campus reception building would also be retained and the latter extensions to Sydney Lodge would be demolished along with several existing buildings within the GE Aviation site. New car parking areas would be established, and housing would replace the existing cricket ground and car park within the western part of the application site.
- 6.3 There would be direct impacts upon a small and contained part of landscape character area 16: Victorian Parkland which is separate and distinct from the core area of the landscape character area to the west which includes the Registered Park and Garden. Part of this landscape character area would be changed from an amenity/ sporting landscape and become part of the urban landscape of Hamble le Rice; albeit the existing football pitch and bowling green would be retained. There would be a slight change to the character and the perception of landscape character area 16 Victorian Parkland as a whole, with the main or core area of the parkland to the west largely unaffected. Overall, this would equate to Small magnitude of impact on a landscape receptor of Medium sensitivity and thus a Minor adverse significance of effect. In contrast, there would be very little effect upon the landscape within the Registered Park and Garden, due to the screening to views from the parkland provided by existing vegetation; any potential effects being confined to the winter months when existing vegetation would be without its leaf cover and thus new buildings within the proposed development may be visible from some parts of the park and garden. A potential significance of effect upon the Royal Victoria Country Park Registered Park and Garden of between Minor adverse and Neutral has been assessed.
- 6.4 In terms of effects upon the neighbouring landscapes, i.e. the existing GE Aviation industrial site and the townscape of Hamble le Rice, potential effects are considered to be Neutral. For the GE Aviation industrial site, this would include the removal of the latter extensions to Sydney Lodge and the general opening up of its wider landscape setting which would offset the loss of a number of industrial buildings and their replacement with areas of car parking. With regards to the townscape character of Hamble le Rice where it abuts the application site, i.e. Hamble Lane, there would be little change in the townscape character of this edge as the existing sporting landuse would remain along with existing trees bordering the road. The GE Aviation access would be modified, as would Kings Avenue, but

there would be little effect upon the townscape of this part of Hamble le Rice, albeit the Gate guard (Folland Gnat) would no longer be an element within views from this part of the settlement.

Visual Effects

- 6.5 It is considered likely that the main effects upon existing views to the application site would be upon those from the public footpath to the immediate north of the application site. Whilst, during summer, views from the footpath are largely screened by existing vegetation bordering the path, during winter, there is likely to be an obvious and noticeable change to views from it when existing deciduous vegetation is without its leaf cover. This would be most noticeable from those part of the footpath adjacent to the cricket ground for which views would be noticeably foreshortened; the equivalent of a Medium magnitude of change and a Major adverse significance of effect.
- 6.6 There would be a clearly visible change to the existing views from both key viewpoints 1 (Kings Avenue) and 2 (Hamble Lane) for visual receptors of Medium sensitivity. However, within both views, the overall character and composition of the views would not be dissimilar to the pre-change circumstances. Parked vehicles would be a clearly visible element within the view from key viewpoint 1, however, moving vehicles using the GE Aviation Campus access would be moved further away from the viewpoint and the parking itself would be more ordered, albeit visible within the foreground to the view. New specimen tree planting along the northside of Kings Avenue would also be visible. Overall, it is considered that there would be a Small magnitude of change to the view and a Minor beneficial significance of effect at both winter Year 1 and summer Year 10. Within the view from key viewpoint 2, the junction between Kings Avenue and Hamble Lane would be relocated and new areas of amenity grassland, with some tree planting provided. The existing gate guard (Folland Gnat) would however, be removed and relocated elsewhere and the upper parts of some new housing would be partly visible above the intervening evergreen hedgerows. It is considered that there would be a Negligible magnitude of change and an overall Negligible adverse significance of effect at both Year 1 and 10.
- 6.7 The roof-tops to new housing are likely to be visible within filtered winter views from key viewpoint 3 at Year 1. However, new tree planting and the screening effects of existing trees along Hamble Lane would provide some screening to views at summer Year 10, and during the intervening years. For the Medium sensitivity visual receptors using this viewpoint, there would be a potential Small magnitude of change and Minor adverse significance of effect at winter Year 1 which would be reduced to a Negligible magnitude of change and a Negligible adverse significance of effect at summer Year 10, and during the intervening years.
- 6.8 Whilst fieldwork for the assessment was confined to the summer period (when existing vegetation was in full leaf), new housing along the northern edge of the proposed development would bring buildings closer to the view from key viewpoint 4 (Mount Pleasant Recreation Ground). Albeit, existing industrial buildings within the GE Aviation Campus would also be more visible within the winter view and it is against this baseline that the change to the view must be assessed. As such, it is considered that at winter Year 1, the proposed development would be visible but not prominent and would only be at slight variance with the existing (winter) view. For visual receptors of Medium sensitivity using the recreation ground, there would be a Small magnitude of change and Minor adverse significance of effect. In contrast, new housing within the proposed development would be fully screened within the

summer view and there would be ~~No Effects~~ upon it at summer Year 10, or during the summer months during the intervening years.

- 6.9 Within the views from the remaining key viewpoints, the proposed development is assessed as having little potential effect. It would not be visible within the summer views from key viewpoint 5, 6 and 7 at Year 10, or any intervening year, due to screening provided by existing vegetation and would potentially only form a minor component of winter views from these key viewpoints during winter. At best, any effects would be confined to the winter period and are unlikely to be any greater than a Negligible adverse significance of effect.

Overview

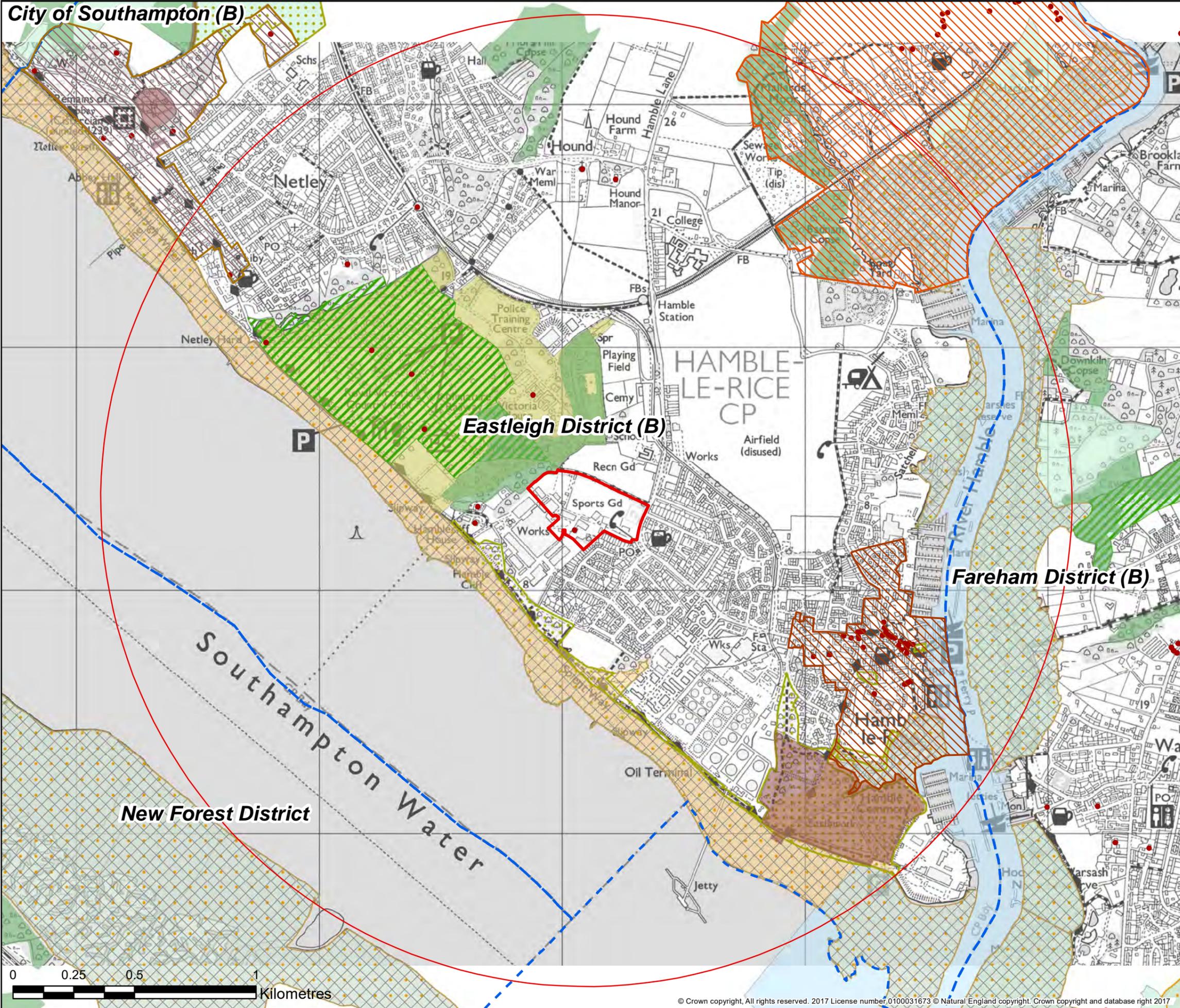
- 6.10 The proposed development would provide an appropriate fit with the existing settlement pattern of Hamble le Rice; extending the existing settlement edge further north to the densely vegetated treeline bordering a public footpath to the immediate north of the application site. It is considered that this line of vegetation would provide a suitable new settlement edge. There would be a Minor adverse significance of effect upon the ~~Victorian~~ Parkland landscape character area due to the change of the cricket ground from formal open space to that of a residential development. However, this change would take place on a part of the character area which is close to its edge and somewhat isolated from the main body of the parkland to the west. Its landscape character is already strongly influenced by the existing urban area, both residential and industrial, and there is little sense of countryside upon the application site. Its landscape character is distinctly that of the edge of settlement. The retention of the football pitch and bowling green would mean that the proposed development would have little effect upon the existing urban area of Hamble le Rice and the reduced area of the industrial landscape within the GE Aviation Campus would be offset by improvements to the local setting of Sydney Lodge.
- 6.11 The application site is well contained by existing buildings and dense vegetation. The latter providing a complete screen to summer views from Royal Victoria Country Park and the Mount Pleasant Recreation Ground to the north, albeit there would be some adverse effects upon views from public footpath 13 to the immediate north. Elsewhere, existing industrial buildings within the GE Aviation Campus would also screen views to the proposed development from the south bank of Southampton Water (as well as the watercourse itself). There would also be only limited change to views from Hamble Lane to the immediate east, due to the retention of the football pitch and bowling green.
- 6.12 Overall, it is considered that the application site could accommodate a development of the type proposed with relatively little effect upon landscape character and views from the locally surrounding area.

REFERENCES

- Ref. 1: Guidelines for Landscape and Visual Impact Assessment: Third Edition, 2013 (Landscape Institute and Institute of Environmental Management and Assessment) (GLVIA3);
- Ref. 2: National Planning Policy Framework (NPPF);
- Ref. 3: National Planning Practice Guidance (NPPG);
- Ref. 4: Eastleigh Borough Local Plan, Review (2006);
- Ref. 5: Harlow District Council Local Plan, Pre-Submission Publication (May 2018);
- Ref. 6: NCA Profile: 126 South Coast Plains (2014);
- Ref. 7: Hampshire County Council, Integrated Character Assessment (2011); and
- Ref. 8: Eastleigh Borough Council (EBC), Landscape Character Assessment (December 2011).

FIGURES

City of Southampton (B)



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Legend

- Study Area
- Application Site Boundary
- Old Bursledon Conservation
- Netley Abbey Conservation
- Hamble Le Rice Conservation
- District Boundary
- Listed Buildings
- Scheduled Monument
- CRoW Access Land
- Ancient Woodland
- Registered Parks and Gardens
- Country Park
- SPA
- RAMSAR
- SAC
- SSSI
- Local Nature Reserves



| Rev | Description | Date | Initial | Checked |
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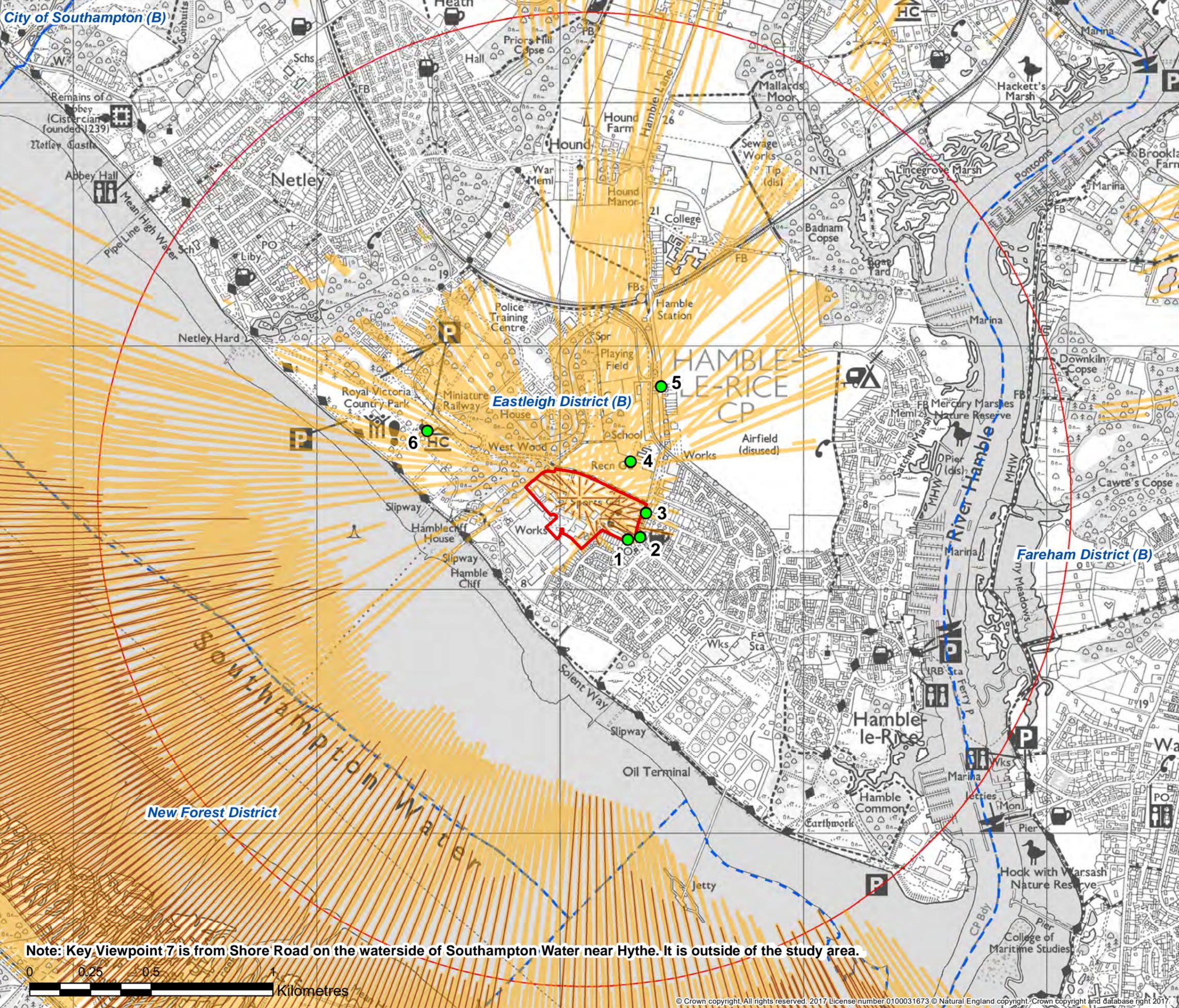
Client GE Aviation Ltd
 Project GE Hamble
 Title Landscape Designations

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| Status Information | Drawn By MW | PM/Checked By PH |
| Job Ref JSL3115 | Scale @ A3 1:15,000 | Date Created July 2018 |
| Figure Number 1 | | Rev - |

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Document Path: P:\3100 Series\JSL3115 - GE Hamble\Tech\GIS\JSL3115_Fig2 ZTV & Viewpoints.mxd



Note: Key Viewpoint 7 is from Shore Road on the waterside of Southampton Water near Hythe. It is outside of the study area.

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Legend

- Study Area
- Application Site Boundary
- Key Viewpoints (see Figures 4a - 4g)
- Indicative extent of the surrounding area from which views to the proposed development may be available with visual barriers
- Indicative extent of the surrounding area from which views to the proposed development may be available with only buildings taken into account as visual barriers
- District Boundary

Note:
 ZTV compiled assuming observer height as 1.5m at eye level, and takes into account screening effects of local settlements at 9m and existing vegetation/woodland at a height of 12m. Proposed residential development shown at 10.5m above existing ground levels. Three origin points have been used to illustrate the ZTV representing the roofline of 3m above buildings within the proposed development.

| Rev | Description | Date | Initial | Checked |
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 Title Zone of Theoretical Visibility

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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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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:

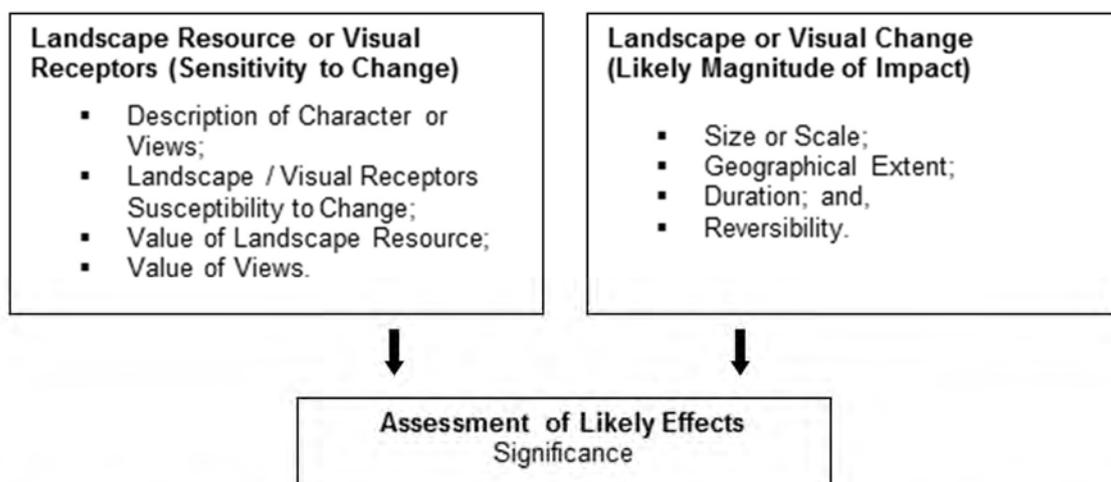
- Landscape character of the local area;
- Individual elements and features in the landscape; and
- Visual amenity of those who would view the proposed development.

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

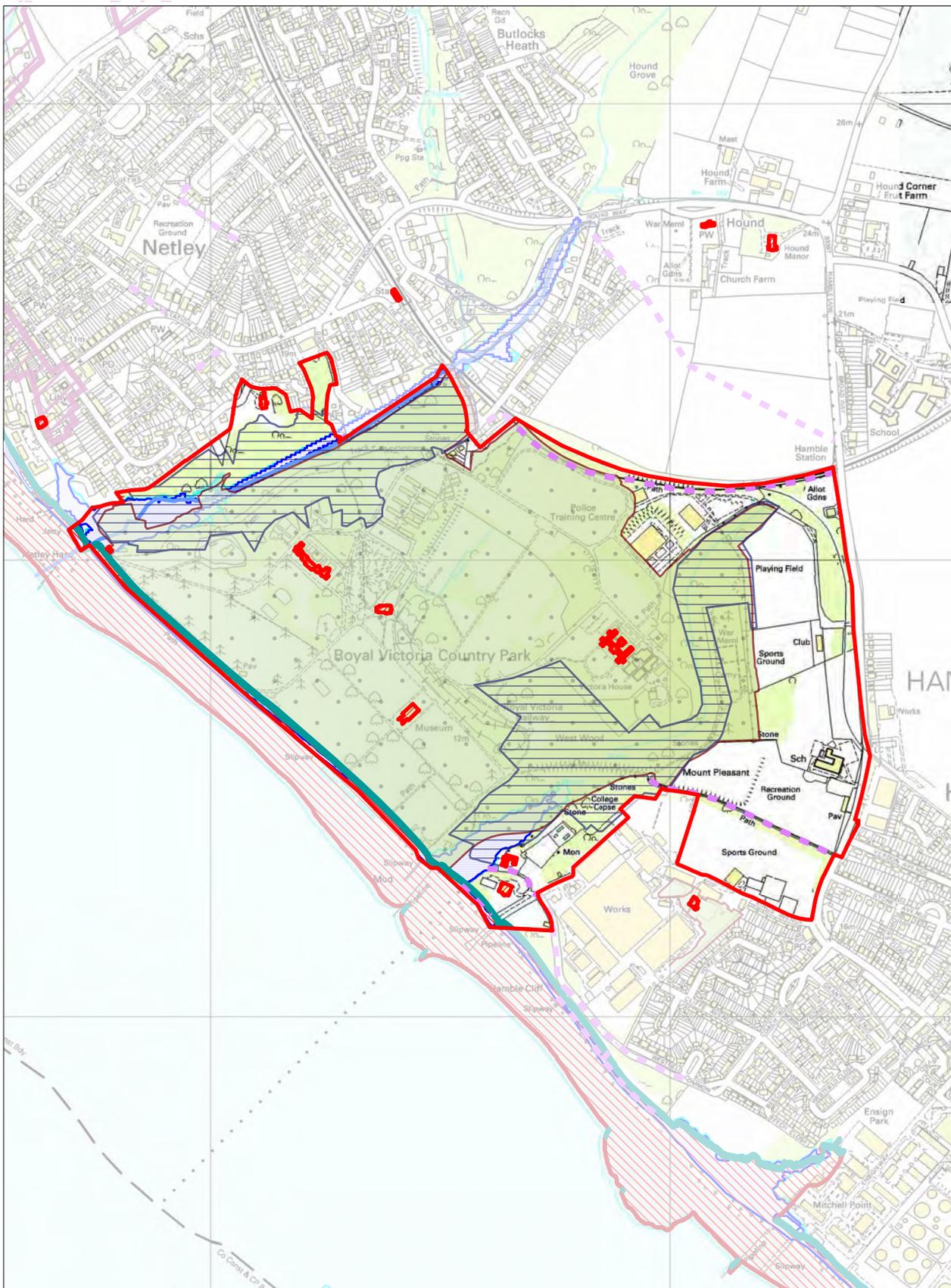
foreshore along Southampton water is designated a SAC, SPA, Ramsar and SSSI for its importance to overwintering birds and related habitats.

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

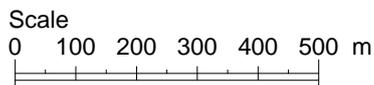


Figure 44. Panorama of Royal Victoria Country Park

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

Appendix B

Visual Representation Technical Methodology: Photomontage

VISUAL REPRESENTATION TECHNICAL METHODOLOGY

Photomontages

Version 1.0
12/03/2020

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1 INTRODUCTION

Technical visualisations

- 1.1 Technical visualisations are often referred to as photomontages. A digital photomontage consists of a base photograph with a computer-generated image of the proposal super-imposed within the view. It is crucial that the proposal is correctly aligned and clipped behind foreground so as not to give a false impression of the visual impact.
- 1.2 Visualisations that accompany planning applications are required to be accurate, objective and unbiased. Two-dimensional visualisations cannot fully replicate what is seen in reality, they should, therefore, be considered an approximation of the three-dimensional experience, to be used as a tool for assessment. This methodology is intended to meet the criteria set out by the Landscape Institute in the Visual Representation of Development Proposals: Technical Guidance Note 06/19 (17 September 2019).
- 1.3 The Landscape Institute Technical Guidance breaks visualisations into four main types according to the level of detail required:
- **Type 1** Annotated viewpoint photographs
To represent context and outline or extent of development and of key features;
 - **Type 2** 3D wireline / model
To represent 3D form of development / context;
 - **Type 3** Photomontage / photowire
To represent appearance, context, form and extent of development;
 - **Type 4** Photomontage / photowire (survey / scale verifiable)
To represent scale, appearance, context, form, and extent of development.
- 1.4 This methodology will explain the detailed approach undertaken to produce technical visualisations Type 1, 2, 3 & 4 that adhere to the Landscape Institute Technical Guidance.
- 1.5 Illustrative visualisations and context photography are not subject to this methodology.

2 PHOTOGRAPHY

Camera

- 2.1 The camera used is a high quality digital SLR with a 36mm x 24mm full frame sensor (FFS) in combination with a fixed 50mm focal length (FL) lens. This produces a 35mm format image. Images are produced in landscape format wherever possible giving a horizontal field of view (HFoV) of 39.6° and a vertical field of view (VFoV) of 27°. *'A fixed 50mm FL lens is considered the benchmark for landscape technical photography.'* Visual Representation of Development Proposals - LI TGN 06/19 (Appendix 1.1.5).

Tripod

- 2.2 The camera is mounted on a levelled tripod at 1.6m above existing ground level. In addition, the camera is also levelled using a spirit level that sits in the flash socket of the SLR camera. The tripod location is photographed to assist future confirmation/verification of the viewpoint location. The location is also recorded using a hand-held GPS and measurements to fixed reference features taken. Where viewpoint location needs to be recorded to a greater accuracy (Type 4 visualisations) the position of the tripod will be recorded using sub-metre surveying equipment. If the surveyor is not present at the time of the photograph, the location will be marked using spray paint or a survey nail with a plumb bob hanging from the tripod head, to be surveyed at a later date.

Image capture

- 2.3 Images are captured in RAW format with EXIF data recording the camera and lens settings. Original RAW files can be submitted if required for verification.

Lighting

- 2.4 Photographs are taken in weather conditions of clear visibility whenever possible. Photographs are taken at an appropriate time of day to position the sun behind the camera where possible.

Viewpoint requirements

- 2.5 If, when on site, the proposed viewpoint location is screened by trees or minor variations in topography, the viewpoint is relocated and the new location details recorded and submitted to the relevant parties with reasons for relocation. Winter views, if feasible, will ensure maximum visibility through vegetation cover. Where possible, the site is positioned in the middle of the view with frames taken either side to give context.

Panoramas

- 2.6 Panoramas will be used for context only. Panoramas are produced by splicing together standard photographs with recognised software (e.g. Adobe Photoshop) in order to minimise distortion.
- 2.7 The camera is mounted on a Panorama head on a levelled tripod. A 50% overlap (20° rotation) is taken between photographs to allow the sides of each to be removed when splicing together to minimise distortion. The same exposure is used for all frames using a manual exposure setting or a camera exposure lock.
- 2.8 Where context is required for visualisations a 60° HFoV will be shown on an A3 sheet. This will consist of three 50mm FL frames stitched together.
- 2.9 Where wider vistas are required to capture the site, panoramas of up to 90° HFoV will be shown in A1 wide format with an image size of 820mm x 250mm.

Photographic Equipment

2.10 Photographs are taken using the following equipment:

- Canon EOS 5D Mark III full frame sensor (FFS);
- EF50mm f/1.4 USM (39.6° HFoV);
- Manfrotto Tripod;
- NN4-D16- Nodal Ninja NN4 Panorama head with RD-16 rotator base;
- NN-EZ-Nodal Ninja EZ Leveler MKII
- Plumb bob
- Compass

Tilt/Shift Lens

2.11 When taking photographs in urban locations or up or down slopes a tilt/shift lens may be required to adjust the perspective point. When the lens is 'shifted' the camera remains level and vertical elements remain vertical. In an urban location this will enable tall buildings to be captured in full without losing the top of the building. Where tilt/shift lenses are used they are clearly identified.

3 TYPE 1 METHODOLOGY

Annotated Viewpoint Photograph

- 3.1 Visualisation Type 1 is used to represent the context of the development. A single frame photograph is annotated to show the extent of development and key features within the view.

Location Accuracy

- 3.2 The viewpoint location is recorded using the following equipment:
- DNR Garmin hand-held GPS (accuracy 2-5m);
 - OS maps and aerial photography.

View Alignment

- 3.3 Alignment of annotations for Type 1 visualisations are estimated using site features such as field or plot boundaries. 3D modelling is not carried out.

Presentation

- 3.4 Type 1 visualisations are presented as a single frame image 390mm x 260mm, 39.6° HFoV x 27° VFoV, on an A3 sheet. The photograph is annotated with a sketch or outline or arrows showing the extent of development.
- 3.5 Where context is required, views are also presented as a cylindrical panorama on an A1 sheet, 820mm x 250mm minimum. Panoramas are no more than 90° HFoV x 27° VFoV.

4 TYPE 2 METHODOLOGY

3D Wireline / Model (non-photographic)

- 4.1 Visualisation Type 2 is used to represent the 3D form of the development within the context of the view. A 3D model is produced to be aligned with the view and generate a wireline or massing model.

Location Accuracy

- 4.2 The viewpoint location is recorded using the following equipment:

- DNR Garmin hand-held GPS (accuracy 2-5m);
- OS maps and aerial photography;
- LiDAR where available.

View Alignment

- 4.3 The 3D model is aligned within the photograph by recreating the 50mm FL camera to matching Ordnance Survey co-ordinates within a 3D environment. AutoDesk products and Adobe PhotoShop are used to create the visualisation as follows;

- Base mapping and height data of the relevant area are set up to GB National Grid co-ordinates (OSGB36);
- The proposed scheme model is located according to the scheme design and positioned to GB National Grid co-ordinates (OSGB36);
- 50mm FL cameras are created using GPS data collected on site;
- The photography is then aligned for the relevant viewpoint using survey data, LiDAR, aerial imagery and GPS data collected on site, to existing reference markers visible in the photographs;
- Generated views to show massing or wireline are then combined with the original photograph to produce the visualisation.

Presentation

- 4.4 Type 2 visualisations are presented as a single frame image 390mm x 260mm, 39.6° HFoV x 27° VFoV, on an A3 sheet. The visualisation will show the proposed massing or outline.
- 4.5 Where context is required, views are also presented as a cylindrical panorama on an A1 sheet, 820mm x 250mm minimum. Panoramas are no more than 90° HFoV x 27° VFoV.

5 TYPE 3 METHODOLOGY

Photomontage / Photowire

- 5.1 Visualisation Type 3 is used where a proposal has been designed in enough detail to represent its appearance and form within the context of the view. An accurate 3D model is produced and aligned within the view to a reasonable level of locational and photographic accuracy.

Location Accuracy

- 5.2 The viewpoint location is recorded using the following equipment:

- DNR Garmin hand-held GPS (accuracy 2-5m);
- OS maps and aerial photography;
- LiDAR where available.

View Alignment

- 5.3 The 3D model is aligned within the photograph by recreating the 50mm FL camera to matching Ordnance Survey co-ordinates within a 3D environment. AutoDesk products and Adobe PhotoShop are used to create the visualisation as follows;

- Base mapping and height data of the relevant area are set up to GB National Grid co-ordinates (OSGB36);
- The proposed scheme model is located according to the scheme design and positioned to GB National Grid co-ordinates (OSGB36);
- 50mm FL cameras are created using GPS data collected on site;
- Wireline computer images are produced at matching image resolution to the photograph. The wireline includes relevant survey data, LiDAR and reference markers from aerial imagery etc;
- The wireline is positioned so that the reference features in the image match those on the photograph;
- The photography is then aligned for the relevant viewpoint using survey data, LiDAR, aerial imagery and GPS data collected on site, to existing reference markers visible in the photographs;
- Renders or wirelines showing the proposal are then combined with the original photograph to produce the visualisation.

Presentation

- 5.4 Type 3 visualisations are presented as a single frame image 390mm x 260mm, 39.6° HFoV x 27° VFoV, on an A3 sheet. The visualisation will show massing, outline or a rendered view giving an accurate representation of the proposal.
- 5.5 Where context is required, views are also presented as a cylindrical panorama on an A1 sheet, 820mm x 250mm minimum. Panoramas are no more than 90° HFoV x 27° VFoV.

6 TYPE 4 METHODOLOGY

Photomontage / Photowire - Survey / Scale Verifiable

- 6.1 Visualisation Type 4 is used to represent the proposed development through quantifiable verification data. These visualisations are sometimes referred to as 'AVR's' (Accurate Visual Representation) or 'Verified Views' or 'VVM's' (Visually Verified Montages).
- 6.2 A 3D model is produced to be aligned to a quantifiable level of accuracy within the view.
- 6.3 Verified views are presented at different levels of detail dependent on the requirement determined. The London View Management Framework (LVMF) has categorised these into levels 0 – 3;
- AVR Level 0: Location and size of proposal;
 - AVR Level 1: As level 0 with addition of degree of visibility of proposal;
 - AVR Level 2: As level 1 with addition of visual architectural form and details;
 - AVR Level 3: As level 2 with addition of realistic materials.

LVMF categories are only stated for proposals in the London area or stipulated by an authority.

Location Accuracy

- 6.4 Viewpoint location accuracy is dependent on sensitivity and proximity to the proposal site.
- 6.5 *'Where high levels of positional accuracy are essential to the validity and purpose of the photomontages being produced, for example in sensitive urban contexts, survey-verified photomontage may be required....However, where the subject is at distances beyond a few kilometres, the level of accuracy of standard GPS (at around 5m horizontal) may be sufficient'*
Appendix 11.2.2 Visual Representation of Development Proposals LI TGN 06/19
- 6.6 Where the subject is close (within 2km of development) viewpoint locations and alignment locators are surveyed to sub-metre accuracy using professional survey equipment.
- 6.7 Where the subject is beyond 2km from the viewpoint the location is recorded with a hand-held GPS (accuracy 2-5m). Verifiable alignment will rely on high accuracy topographic site survey data.

Location Accuracy within 2km of Proposal

- 6.8 For close views with a high level of sensitivity a chartered surveyor will measure the viewpoint location and verification points using a reflectorless Total Station and GPS equipment.
- 6.9 Camera/tripod locations are marked on the ground using spray paint or a survey nail with a plumb bob hanging from the tripod head whilst taking the photography. The surveyor will visit each viewpoint and record the horizontal and vertical location to sub-metre accuracy (+/- 20 mm).
- 6.10 From each viewpoint a range of key static points within the view are identified as suitable verifiable alignment locators. Marker points are chosen from the foreground and background at both high and low level. They include elements such as existing building ridges, lighting columns or similar. These points are marked on the photograph and survey measured. These points are replicated in the 3D environment to accurately align the proposal within the view. The key static points are supplied in tabulated format for alignment verification.

Location Accuracy beyond 2km of Proposal

- 6.11 For viewpoints beyond 2km of the site, the accuracy of the viewpoint is less critical. Therefore the following equipment will give a sufficient level of viewpoint location accuracy:

- DNR Garmin hand-held GPS (accuracy 2-5m);
- OS maps and aerial photography;
- LiDAR where available.

6.12 Accurate alignment will rely on high accuracy topographic site survey data as described in View Alignment below.

6.13 Where the subject is beyond 2km from the viewpoint the location is recorded with a hand-held GPS (accuracy 2-5m). This can be refined using OS maps, aerial photography and LiDAR data

View Alignment

6.14 The 3D model is aligned within the photograph by recreating the 50mm FL camera to matching Ordnance Survey co-ordinates within a 3D environment. AutoDesk products and Adobe PhotoShop are used to create the visualisation as follows;

- Base mapping and height data of the relevant area are set up to GB National Grid co-ordinates (OSGB36);
- The proposed scheme model is located according to the scheme design and positioned to GB National Grid co-ordinates (OSGB36);
- Virtual 50mm FL cameras are created for each viewpoint using the surveyed coordinates collected on site;
- The 3D coordinates of the key static points within the view are used to create an accurate model of the surveyed parts of the scene. Non-surveyed distant views rely on locators surveyed from the close views;
- Wireline computer images are produced at matching image resolution to the photograph. This is positioned so that the reference features in the image match those on the photograph;
- Annotated views showing the alignment of the measured survey points are produced for verification purposes;
- Renders or wirelines showing the proposal are then combined with the original photograph to produce the visualisation. Date and time settings are used to match the photograph where fully rendered views are required.

Presentation

6.15 Type 4 visualisations are presented as a single frame image 390mm x 260mm, 39.6° HFoV x 27° VFoV, on an A3 sheet. The visualisation shows massing, outline or a rendered view giving an accurate, verifiable representation of the proposal.

6.16 The visualisation is supported by an annotated view showing the key static survey points alongside the tabulated survey point data.

6.17 Where context is required, views are also presented as a cylindrical panorama on an A1 sheet, 820mm x 250mm minimum. Panoramas are no more than 90° HFoV x 27° VFoV.

7 REFERENCES

Landscape Institute, Visual Representation of Development Proposals: Technical Guidance Note 06/19. September 2019.

London View Management Framework Supplementary Planning Guidance: Appendix C: Accurate Visual Representations. March 2012.

Appendix C

Wireline Photomontage at Hamble Lane/King's Avenue



Existing view

Ref: 3115-0008-02



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 150 m
OS reference: 447334, 107195

Direction to site: northwest
Viewpoint height: 16.5 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Existing view: Viewpoint 3
Appendix C



Proposed view - Year 1

Ref: 3115-0008-02



GE Aviation Ltd
GE Hamble

Date of Photo: 11/09/2020
Lens Type: 50mm

Distance to site: 150 m
OS reference: 447334, 107195

Direction to site: northwest
Viewpoint height: 16.5 m AOD

Horizontal field of view: 39.6°
To be viewed at comfortable arms length

Proposed view: Viewpoint 3
Appendix C