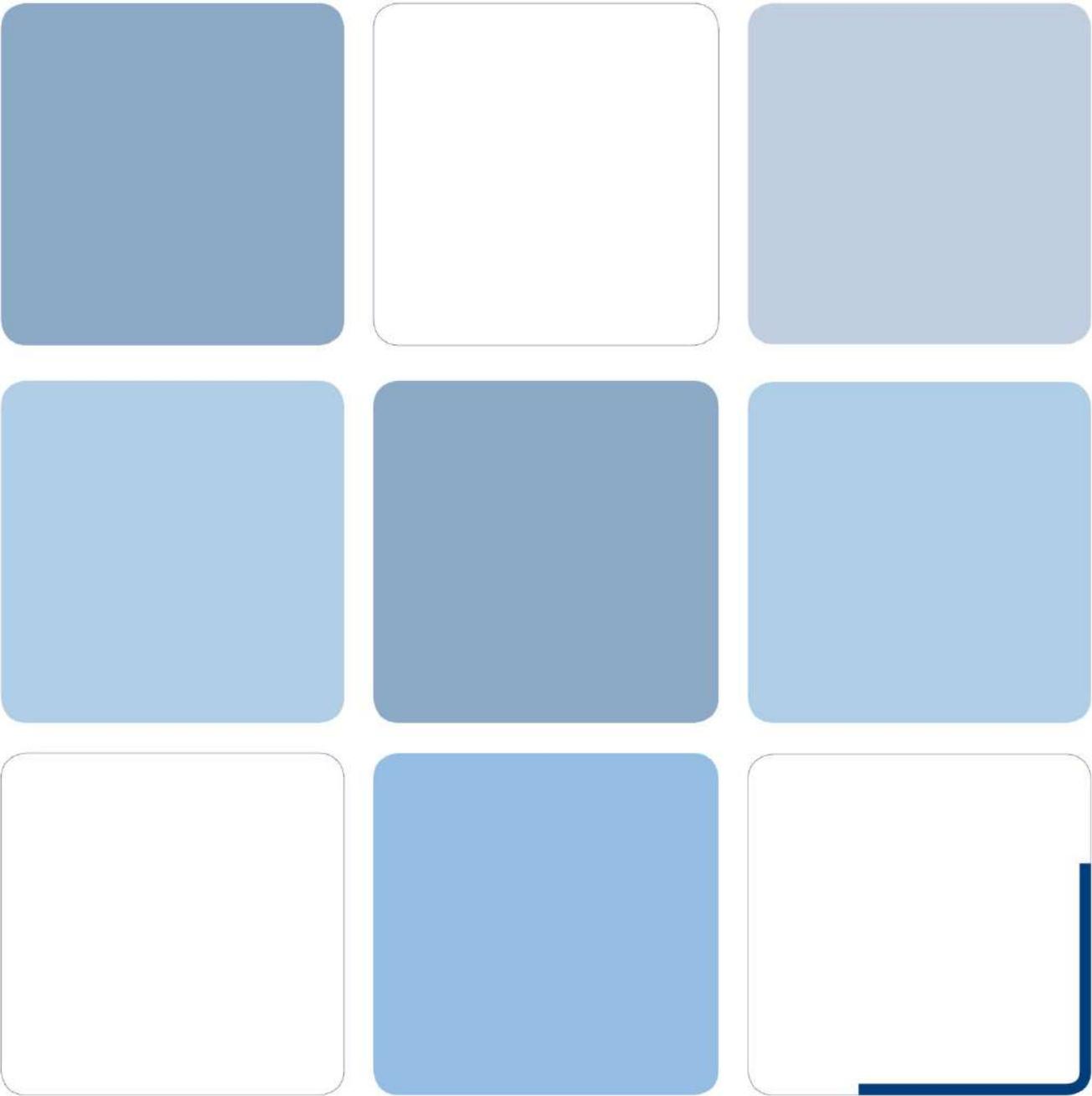




GE Aviation Campus, Hamble-le-Rice, Hampshire

Landscape and Visual Appraisal



GE Aviation Campus, Hamble- le-Rice, Hampshire

Landscape and Visual Appraisal

Date: July 2018

Our Ref: JSL3115

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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.

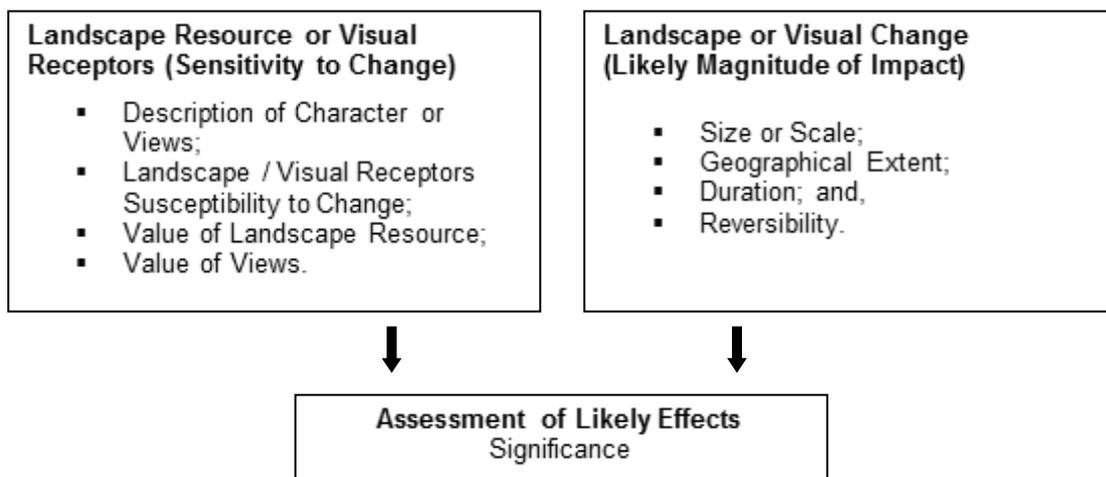
2 APPRAISAL METHODOLOGY AND SIGNIFICANCE CRITERIA

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 '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 revised 'National Planning Policy Framework' (NPPF) document in July 2018. The document consolidates a number of policy statements, circulars and related documents into a single document. It replaces all previous national planning policy in relation to landscape issues. Paragraph 170 of the revised NPPF 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 revised NPPF 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 (2013) previously indicated 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 revised NPPF to avoid duplication with other chapters. However, its principles are enshrined in paragraph 127 of the revised NPPF which also updates Section 7 of the NPPF ("Requiring Good Design"). Paragraph 127 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” (Page 38-39).*

3.6 Section 15 of the revised NPPF is entitled “*Conserving and enhancing the natural environment*”. Paragraph 170 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 49).*

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 '9D: 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 horsiculture 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 'Settlement' landscape character type, abutting an area of 'Coastal Plain Open' to the north and an area of 'Coastal Plain Enclosed' to the west which includes the Royal Victoria Country Park.
- 4.10 One of the key qualities of landscape character area '9D: 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 does not fall within LCA 16: Victorian Parkland 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’ landscape character type 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 ‘with barriers’ 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 north easterly 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 (footpath 13). 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 parts 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

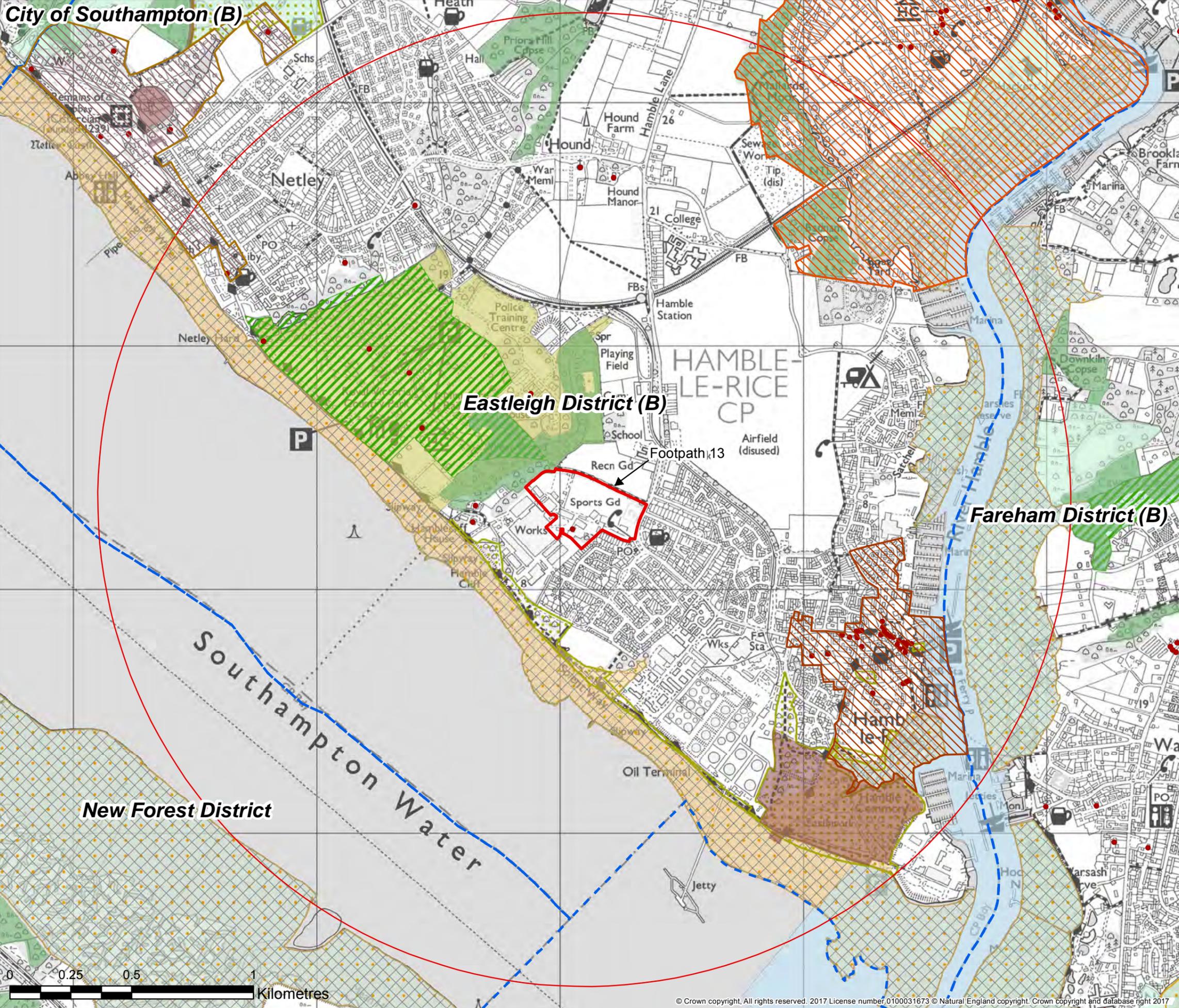
- 6.10 The proposed development would provide an appropriate fit with the existing settlement pattern of Hamble le Rice; extending the existing settlement edge further north to the densely vegetated treeline bordering a public footpath to the immediate north of the application site. It is considered 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

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Legend

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



A	Footpath 13 Reference	08/18	GL	PH
Rev	Description	Date	Initial	Checked



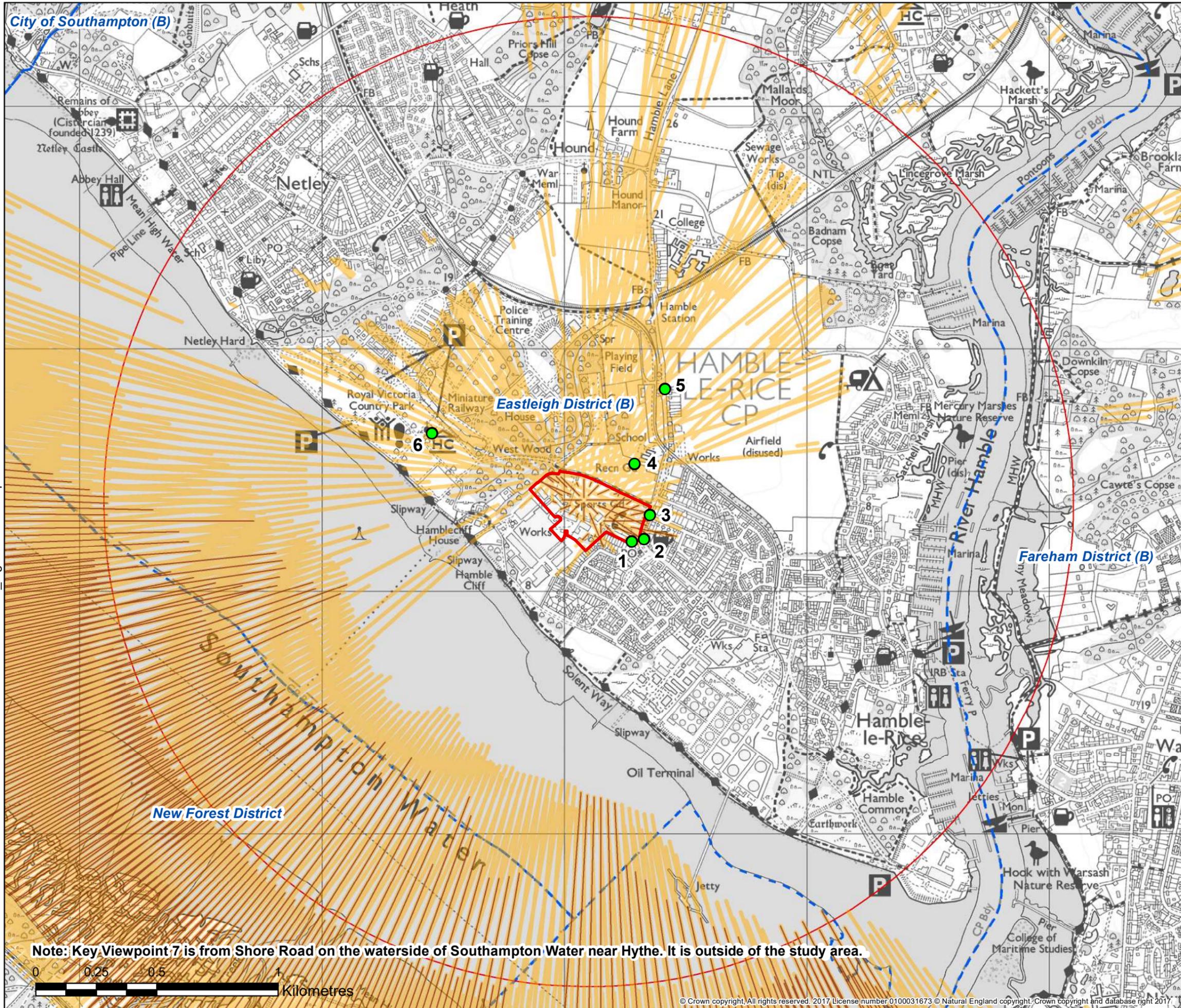
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 Project GE Hamble
 Title Landscape Designations

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 A



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



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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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 Figure Number 2
 Rev -

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

