

Kings Copse Avenue, Hedge End
Landscape and Visual Evidence and Appraisal
Volume 2 Landscape and Visual Impact Appraisal

October, 2025



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1. Introduction

1.1. The terra firma Consultancy was appointed in August 2024 to provide landscape architectural services in support of the proposed development of land at Kings Copse Avenue, Hedge End. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprises:

- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
- Minimising and mitigating harm.

1.2. For the purposes of the planning process the above work is presented in two volumes:

- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
- **Volume 2 Landscape and Visual Impact Appraisal** comprises the appraisal section of the final landscape report which has been completed once the final design was confirmed and forms an impartial assessment of the landscape and visual effects of the final proposals.

1.3. Report structure

1.3.1. Volume 2 is set out as below:

- Introduction; report structure; project brief;
- Proposed development;
- Appraisal / assessment of landscape effects;
- Additional mitigation and residual landscape effects;
- Appraisal / assessment of visual effects;
- Additional mitigation and residual visual effects;
- Conclusions;
- Appendix 1: LVIA methodology.

1.4. Project brief

1.4.1. The brief for the design team is to produce a detailed planning application for 192 dwellings (102 in houses, along with 90 apartments in 4 blocks) on the site at Kings Copse Avenue, Hedge End. The brief for landscape architectural input is to advise on a landscape led approach to the location and arrangement of development on the site, to assess the impact of 192 dwellings on landscape and views, and to assist the local planning authority in its decision making process.

Figure 1 - Landscape General Arrangement, prepared by The terra firma Consultancy



Figure 2 - Visualisations, prepared by MH Architects



Scene 1: At the northern site boundary with Kings Copse Avenue



Scene 2: At the south western boundary along the existing mature landscape to Tanhouse Lane



Scene 3: From the western boundary looking towards the private courtyard



2. Proposed development

- 2.1. The detailed proposals comprise the development of green field land to create 192 new dwellings in a mix of sizes and tenure, with associated parking and landscape treatment comprising private amenity space (i.e. rear gardens / front gardens and front planted forecourts), public amenity space (including incidental street-side spaces, larger areas of public open space, and areas of green / blue infrastructure, including an expansive buffer of meadows including drainage attenuation basins to the site's northern, eastern and southern edges. The dwellings are comprised of 102 dwelling houses in a mix of detached, semi-detached and terraced forms, 2 to 3 storey heights, and 90 flats across 4 blocks, 3 to 4 storey heights.
- 2.2. Figure 1 shows the proposals (inclusive of proposed built form, roads and landscape treatment) submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

3. Appraisal of landscape effects

- 3.1. Landscape receptors and their sensitivities are set out in Volume 1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals after 1 year.

3.2. Topography and soils

- 3.2.1. The topography of the site is gently undulating, which is typical of the local landscape. The soils on site are graded as 'very good' to 'good to moderate' on the Agricultural Land Classification Map.
- 3.2.2. Accordingly, the topography and soils within the site are considered to have a medium sensitivity.
- 3.2.3. Whilst development would inevitably require some manipulation of the natural landform, the gently sloping nature of the site and the relatively small footprints of proposed built-form has enabled the design proposals to generally avoid the need for notable level changes. Short embankments would be necessary around the attenuation basins (in particular, allowing for the freeboard of water held in the basins), and some small retaining walls may be required around the flat blocks, allowing for their larger level footprint alongside the gently sloping street.
- 3.2.4. Similarly, development has inevitable consequences for the retention of site soils in situ. Wherever built form or hard surfacing including streets are proposed, the existing soils would be displaced. However, the site in question includes large buffers of open spaces adjoining Tanhouse Meadow SINC and Hedge End Stream, along with the retention of boundary vegetation to all site edges, and in these undeveloped areas the existing site soils would be retained. Wherever soft landscape treatments are proposed it is anticipated that displaced site-won soils could be improved, and then re-used, avoiding the need for importing new soils (which are a finite resource) from elsewhere.
- 3.2.5. Changes to the topography and soils within the site would occur across the majority of the site's area, and would be permanent. However, these landscape elements are not considered to be critical to the distinctive character of the site within its landscape context, and the effects would be mitigated by the possibility of re-using site-won soils, and the proposed built-environment broadly reflecting the site's natural landform.
- 3.2.6. Taking the above into account, on balance the magnitude of landscape effect associated with changes to the site's topography and soils is attributed a medium adverse magnitude of effect.
- 3.2.7. A medium sensitivity combined with a medium adverse magnitude results in an overall **Moderate adverse landscape effect** on the topography and soils within the site.

3.3. Vegetation and nature conservation

- 3.3.1. The site comprises a grassed field, with notable vegetation (including mature trees and dense understorey) is confined to the site boundaries and Tanhouse Meadow SINC. This SINC curls within and around the north / nothereastern corner of the site, and is designated for its grassland habitat.
- 3.3.2. Accordingly, the vegetation and nature conservation associated with the site is considered to be of medium sensitivity.
- 3.3.3. The proposed development would cause the loss of a large area of grassland. However, the grassland of the SINC would remain unaltered, and a notable margin along the site's north-eastern and south-eastern edges would remain as grassland (as a 'buffer' to the SINC, and easement to the oil pipelines) although enhanced with a wildflower seed mix, in-part as shade tolerant wildflower, a dry meadow, or damp tolerant wildflower coinciding with the areas of the proposed drainage attenuation basins.

- 3.3.4. The design proposals would retain almost all the existing mature trees and understorey vegetation around the edges of the site. The only place where this more notable vegetation would be cleared is in order to facilitate the widening of Kings Copse Avenue and creation of a new pedestrian island crossing point. In this location, the design proposes 7 new specimen Oak trees, along with an understorey of native trees and shrubs.
- 3.3.5. In addition to the structural (Green Infrastructure) planting at the site edges, the development would deliver a significant quantum of planting within the built-environment, including 166 new specimen trees.
- 3.3.6. Much of the proposed planting would be beneficial to the biodiversity of the site, including the areas of wildflower, lengths of native hedgerow alongside the roads running around the perimeter of the site, and native trees and shrubs within the streets and at the site edges.
- 3.3.7. Notwithstanding the loss of existing grassland, it is considered that the proposed planting represents a notable improvement to on-site vegetation. It is also noted that the development does not encroach upon the notable habitat of the SINC and provides a 'buffer' of species-rich grassland which would not only safeguard the existdng habitats, but likely enhance it.
- 3.3.8. On balance it is considered that there would be a potential medium beneficial landscape effect on vegetation and nature conservation as a consequence of the proposed development.
- 3.3.9. A medium sensitivity combined with a medium beneficial magnitude results in an overall **Moderate beneficial landscape effect** on the vegetation and nature conservation associated with the site.

3.4. Hydrology

- 3.4.1. The Hedge End stream runs along the northern site boundary, within the Tanhouse Meadow SINC. The undeveloped site provides permeability for surface water drainage.
- 3.4.2. Taking this into account, the hydrology associated with the site is considered to be of medium sensitivity.
- 3.4.3. The proposed development would not alter the hydrology of the Hedge End stream. Whilst the creation of a built environment would inevitably create notable areas of non-permeable surfacing (either pavements, roadways or buildings) in the place of the current permeable grassland, the proposed drainage strategy ensures that rainwater falling on the site is managed within the site boundaries, collected within the streets and parking courts, partly utilising permeable paving to parking bays and driveways, and also buried attenuation crates slowing the discharge of captured surface water, which is ultimately conveyed to the 4 drainage attenuation basins at the site edges, which manage the outflow of the site to present-day levels.
- 3.4.4. Furthermore, the proposed landscape design includes a rain garden running almost the whole length of the roadway from the acces point off Kings Copse Avenue, to the far side of the proposed built-environment towards the south-eastern edge of the site. This rain garden would be an isolated system (i.e. not connected to the wider drainage strategy for the site), but it would take surface water from the adjacent road and pavements, allowing it to infiltrate amongst ornamental planting tollerant of wet and dry conditions.
- 3.4.5. Whilst the proposed development would alter the nature of how the site drains, there would ultimately be Nil magnitude of effect on the overall hydrology of the site.
- 3.4.6. A medium sensitivity combined with a Nil magnitude results in an overall **Neutral landscape effect** on the hydrology associated with the site.

3.5. Perceptual qualities

- 3.5.1. The site has relatively high tranquillity in parts, in particular in the northeastern and eastern parts (similar to the Tanhouse Meadow SINC area, where mature trees and vegetation provide enclosure, resulting in a sense of separation from development within adjoining Hedge End). However, there are also number of detractors associated with the site's urban fringe location, including views to housing within Hedge End beyond the northwestern boundary and glimpsed to the north on Ambleside; traffic on Kings Copse Avenue; overhead power lines crossing the site; large vehicles / lorries accessing properties on Tanhouse Lane; urban fringe uses in the vicinity including horse stables / paddocks and fly tipping; and general noise and activity associated with the proximity of the settlement edge.
- 3.5.2. Taking this into account, the perceptual qualities of the site are considered to be of medium sensitivity.
- 3.5.3. The proposed development would alter the perceptual qualities of the site quite considerably. Rather than the site being a relatively tranquil field adjacent to a built environment, it would become an extension to that built environment with associated activity which would erode tranquillity. Nevertheless, the type of activity anticipated would generally be domestic in nature, and therefore fairly unintrusive. Furthermore, the extensive areas of grassland to be retained at the site's north-eastern and south-eastern edges (as a 'buffer' to the SINC) would retain a degree of tranquillity. This would create a transitional landscape between the suburban built environment of the new development, and the natural environment of the SINC. Whilst the site is currently perceived as an urban fringe fieldscape, this perception would effectively be squeezed into the SINC 'buffer' by the proposed development, with the prevailing perception of a suburban environment, albeit well designed and inoffensive.
- 3.5.4. Taking into account the above, on balance it is considered that the magnitude of effect with respect to the site's perceptual qualities would be medium adverse.
- 3.5.5. A medium sensitivity combined with a medium adverse magnitude results in an overall **Moderate adverse landscape effect** on the perceptual qualities of the site.

3.6. Access and recreation

- 3.6.1. There is currently no public access to the site, including the Tanhouse Meadow SINC on the northern boundary. However, the site is adjacent to a public bridleway, linking with a network of publicly accessible paths, including those crossing woodland and farmland within the River Hamble Country Park to the south and east of the site. Public open space at the Norman Rodaway Pavilion and Sportsfield adjoins the site to the west of Tanhouse Lane, with Little Hatts Recreation Ground located beyond the northeast corner of the site.
- 3.6.2. Accordingly, the access and recreation associated with the site within its landscape context is considered to be of medium to high sensitivity.
- 3.6.3. The network of publicly accessible paths and recreation provision outside of, but near to the site would not be compromised by the proposed development. New pedestrian accesses would be provided as follows:-
- To Kings Copse Avenue at the north of the site, making a convenient connection to the bus-stops on Kings Copse Avenue (the northbound stop accessible via the underpass), and Little Hatts Recreation Ground via Ambleside.
 - To the existing bridleway northwards of Kings Copse Avenue, providing a connection to the northern part of Tanhouse Lane and surrounding streets, via a new pedestrian crossing island in Kings Copse Avenue.
 - To Norman Rodaway Pavilion Ground, via a new connection in the site's western boundary directly onto Tanhouse Lane.
- 3.6.4. In addition, various improvements to the PRow network and roadside footpaths adjacent to the site are proposed in relation to the proposed development, as detailed in the Transport Assessment by i-Transport (ref: SJ/OT/SG/DG/ITS19785-003).
- 3.6.5. The proposed development does not include specific facilities for on-site recreation provision. However, the various connections proposed along with the improvements to off-site PRow and roadside footpaths are would create site permeability benefitting pedestrian movement patterns and social cohesion. Overall this is considered to be a low beneficial magnitude of effect with respect to the access and recreation associated with the site within its landscape context.

- 3.6.6. A medium to high sensitivity combined with a low beneficial magnitude results in an overall **minor beneficial landscape effect** on the access and recreation associated with the site within its landscape context.

3.7. Pattern of settlement and landscape

- 3.7.1. The site is located on the southeastern edge of Hedge End, where extensive development from the 20th century until the present day has significantly altered the historic landscape pattern. There is limited historical value within the site itself, although the pattern of land forming the Tanhouse Meadow SINC, Tanhouse Lane and a number of the site's boundaries can be identified on historic 1860's OS maps.
- 3.7.2. Taking this into account, the pattern of settlement and landscape associated with the proposed development site is considered to be of medium to low sensitivity.
- 3.7.3. The proposed development would be contained within existing historic field boundaries surrounding the site, and would retain the landscape within the Tanhouse Meadow SINC as existing. Whilst the replacement of a grassed field with a built-environment of residential streets would represent a change to the landscape pattern, this change would be contiguous with the residential streets to the north and west of the site, and would present as a natural progression of the settlement edge. These change to settlement and landscape pattern would occur across the majority of the site's area, and would be permanent.
- 3.7.4. On balance it is considered that the magnitude of effect with respect to the pattern of settlement and landscape would be low adverse.
- 3.7.5. A medium to low sensitivity combined with a low adverse magnitude results in an overall **Moderate / Minor adverse landscape effect** on the pattern of settlement and landscape associated with the proposed development site.

3.8. Landscape Character (LLCA 12: Farmlands and Woodlands)

- 3.8.1. The proposed development site is not considered to be typical of the surrounding landscape of LLCA 12 (Farmlands and Woodlands), which is described within the Eastleigh Borough Landscape Character Assessment as being largely undisturbed and rural without major detractors. In-fact, the site is influenced by the urban edge of Hedge End. Nevertheless, as open space at the edge of the urban area, encompassing a SINC, and adjacent to public open spaces and a public bridleway, there is considered to be some perceived value to the site within its landscape context.
- 3.8.2. Accordingly, the landscape character of the site within its context is considered to be medium to low sensitivity.
- 3.8.3. Development of residential streets would be contrary to the prevailing defining characteristics of LLCA 12, Farmlands and Woodlands. However, the contrast between the baseline situation and that of the proposed development is tempered by the site's proximity to Kings Copse Avenue and the existing urban edge of Hedge End which influences the baseline character of the site. In addition, it should be noted that the geographical area over which the effect of the proposed development would be felt is limited as a proportion of the overall LLCA 12. Notwithstanding the permanence of the change to landscape character within this part of LLCA 12, it is considered that the changes to its key distinctive characteristics is relatively limited.
- 3.8.4. Taking this into account, on balance it is considered that the magnitude of effect with respect to the landscape character of the site within its context would be medium adverse.
- 3.8.5. A medium to low sensitivity combined with a medium adverse magnitude results in an overall Moderate adverse landscape effect on the landscape character of the site within its context.

4. Additional mitigation and residual landscape effects

- 4.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2 of this report. The landscape effects previously identified already take these measures into account.
- 4.2. In accordance with the assessment methodology (Appendix 1), opportunities for additional mitigation measures should be explored in relation to landscape effects that are regarded as 'significant'.
- 4.3. As the landscape effects identified range from 'moderate adverse' to 'moderate beneficial' none are regarded as being significant adverse, and therefore the need for additional mitigation is not applicable in relation to the proposed development
- 4.4. Nevertheless, it has been considered appropriate to introduce additional measures and design enhancements to further ensure that the development can successfully integrate within it's landscape context. Those measures include the following:-
 - Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboricultural advice and method statements.
 - Adopt a general Landscape Management Plan to establish an ongoing maintenance regime within the development area and ensure long-term success of the proposed streetscape and openspaces features, qualities and experiences.
 - Establishment of vegetation over time.
 - Design development has also followed an Ecosystem's Approach, with some of the landscape interventions having incidental benefits for Ecosystems Services, and with sustainable Architectural design having additional benefits (as described in the Design and Access Statement).
- 4.5. These additional mitigation measures and enhancements would be of benefit, but would not alter the previously identified potential landscape effects. Therefore, the residual landscape effects are the same as those identified initially, as summarised below:

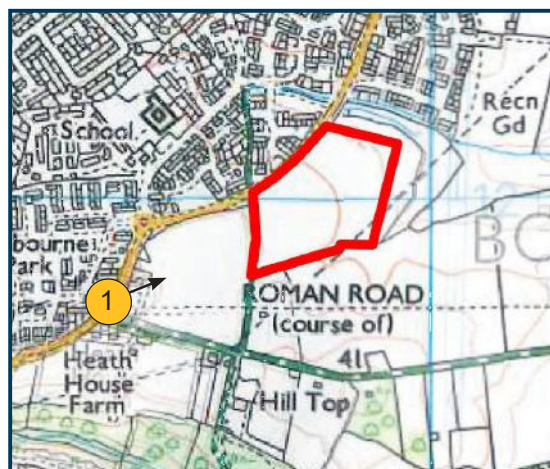
Figure 3 - Summary of Landscape Effects

Landscape receptor	Sensitivity	Magnitude of effect (year 1)	Landscape effects
Topography and soils	Medium	Medium adverse	Moderate adverse
Vegetation and nature conservation	Medium	Medium beneficial	Moderate beneficial
Hydrology	Medium	Nil	Neutral
Perceptual qualities	Medium	Medium adverse	Moderate adverse
Access and recreation	Medium - High	Low beneficial	Minor beneficial
Pattern of landscape and settlement	Medium - Low	Low adverse	Moderate / minor adverse
Landscape Character (LLCA 12: Farmlands and Woodlands)	Medium - Low	Medium adverse	Moderate adverse

5. Appraisal of visual effects

- 5.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 3). The magnitude of effect is based on the mitigation measures included within the final proposals – after 1 year (with appropriate management).
- 5.1.1. Successional views, general along route, are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.
- 5.2. As described in Volume 1, the visibility of the site has been determined by fieldwork, to test the computer-generated Zone of Theoretical Visibility. This process identified that the site is generally well enclosed by mature trees and vegetation to its boundaries. Views into the site interior, or of vegetation on the site perimeter are possible from specific locations, within relatively close proximity. These may experience slightly increased intervisibility in winter months, when intervening vegetation is leafless and therefore less effective as a visual screen. More distant views to the site are restricted by development within Hedge End, and intervening mature vegetation and woodland.

Figure 4 - Photographic record of baseline conditions: Representative viewpoint 1



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Viewpoint Data:

- Viewpoint elevation: 35m AOD
- Distance from centre of site: 450m

Description

Looking northeast from Heath House Lane, at the entrance to the Norman Rodaway Pavilion and Football Sportsfield. Views across the sportsfield towards the site are filtered by mature trees on Heath House Lane and lining Tanhouse Lane on the western site boundary, and partially restricted by the Norman Rodaway Pavilion. Occasional glimpses to vegetation on the western boundary of the site are possible during summer months, with views becoming more open in winter. Views across the site to a distant wooded horizon, glimpsed through gaps in the western boundary vegetation.

Detractors

Suburban surroundings on Heath House Lane.

Receptors

The view would be visible to users of Heath House Road, drivers, cyclists and pedestrians on the footway.

Seasonal visibility

Screening from mature trees on Heath House Road and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Heath House Road have a medium susceptibility to the type of change.

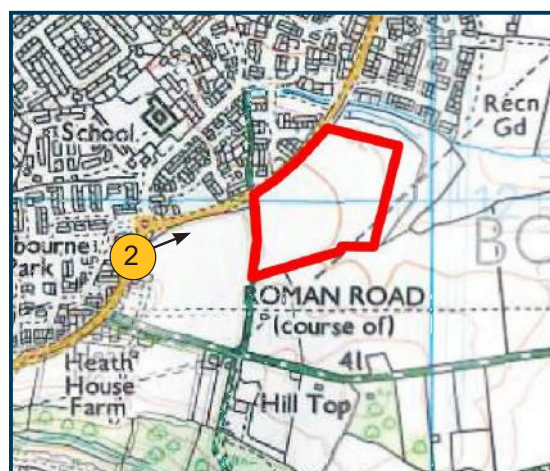
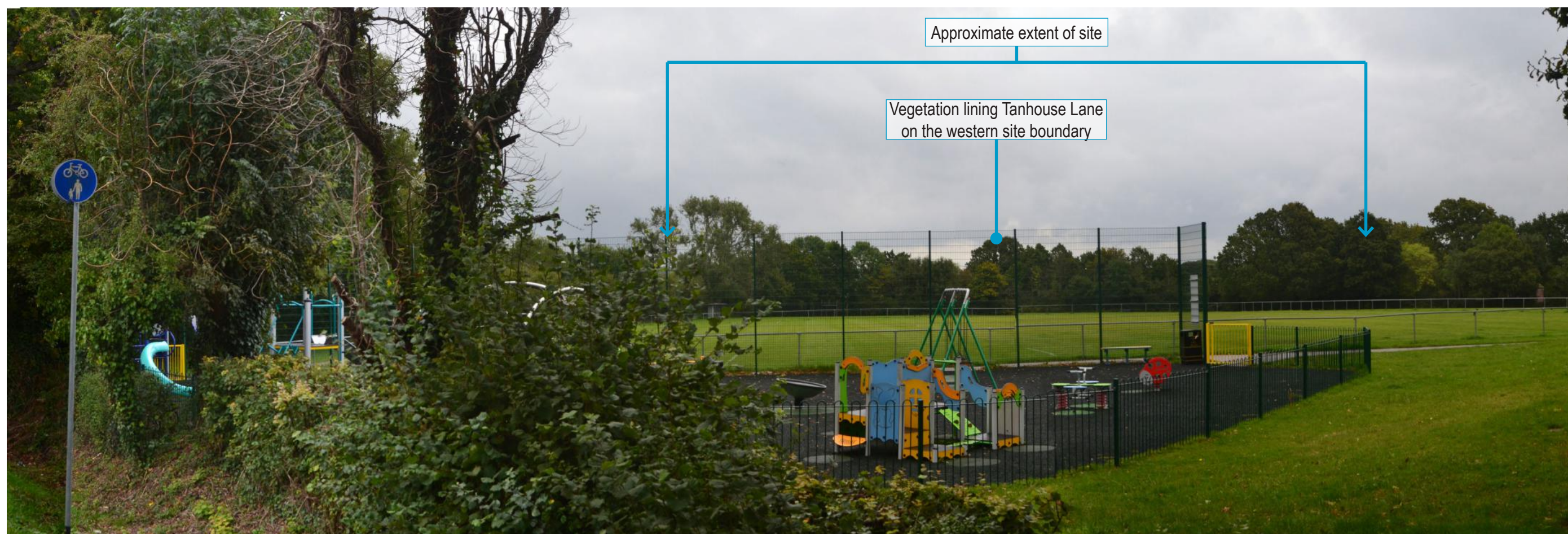
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of the viewer from this viewpoint.

5.3. Effect on view from Heath House Road (viewpoints 1 and 2)

- 5.3.1. These views represent a progression along Heath House Lane, where it adjoins the Norman Rodaway Pavilion and Football Sportsfield. View receptors would be drivers on the road, but also cyclists and pedestrians (a footway follows this stretch of road), who have an overall medium to low sensitivity.
- 5.3.2. The proposed development would result in a low adverse magnitude of effect during winter months, and more likely to be a negligible magnitude of effect in summer months. This is based on the following reasoning:
- The site is located beyond successive lines of vegetation, including tree canopies which would remain in-situ following development of the site.
 - Whilst this vegetation is largely deciduous (and therefore less effective as a visual screen when leafless), intervisibility between the viewpoint and features of the proposed development is thought likely to be limited due to the density and height of the treebelts.
 - Any views of the proposed built-form would be recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
 - Accordingly, the scale of visual change as a proportion of the overall view composition is likely to be very small.
- 5.3.3. A medium to low sensitivity combined with a low adverse magnitude of effect will result in a **Moderate / minor adverse visual effect** in winter months, reducing to a **Neutral visual effect** in summer months.

Figure 5 - Photographic record of baseline conditions: Representative viewpoint 2



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Description

Looking northeast from Heath House Lane, adjacent to the Norman Rodaway Pavilion. Occasional views towards the site across the children's playground and sportsfield from Heath House Lane through gaps in the vegetation. Views to the site are filtered by mature trees on Heath House Lane and those lining Tanhouse Lane on the western site boundary. These views will be more open during winter months.

Detractors

Suburban surroundings on Heath House Lane.

Receptors

The view would be visible to users of Heath House Road, drivers, cyclists and pedestrians on the footway.

Seasonal visibility

Screening from mature trees on Heath House Road and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Heath House Road have a medium susceptibility to the type of change.

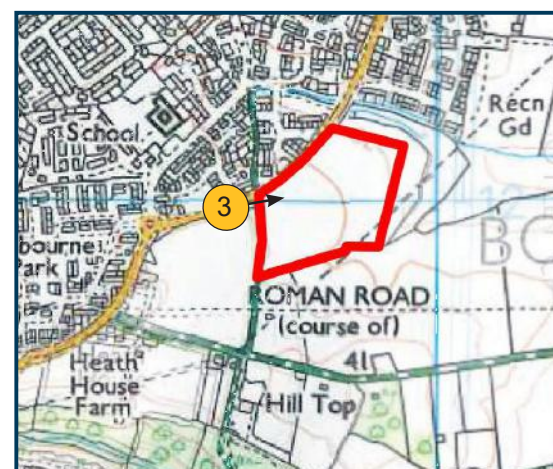
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of the viewer from this viewpoint.

Viewpoint Data:

- Viewpoint elevation: 33m AOD
- Distance from centre of site: 400m

Figure 6 - Photographic record of baseline conditions: Representative viewpoint 3



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 215m

Description

Looking northeast from grass verge on Kings Copse Avenue. Views to vegetation on the northwestern corner of the site, and filtered views across the site. Much of the site is screened from view by intervening vegetation lining Kings Copse Avenue and Tanhouse Lane. These views will be more open during winter months.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers and cyclists. There is no footway in this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

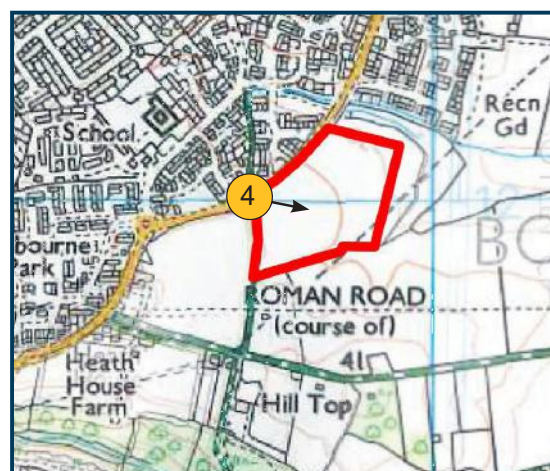
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of the viewer from this viewpoint.

5.4. Effect on view from Kings Copse Avenue, west and public bridleway number 026/501/1 (viewpoints 3 and 4)

- 5.4.1. These views represent those gained from Kings Copse Avenue to the west of the site and Tanhouse Lane. View receptors would be drivers on the road, as well as users of bridleway number 026/501/1 and 026/20/1 as it crosses the road, who have an overall medium to low sensitivity.
- 5.4.2. The proposed development would result in a medium adverse magnitude of effect. This is based on the following reasoning:
 - Several of the existing trees situated along the site boundary would be felled in order to facilitate the proposed development, specifically the widening of Kings Copse Avenue and creation of a pedestrian crossing island.
 - However, new trees would be planted to replace the felled trees, along with densely planted understorey shrubs, which would curtail intervisibility between the viewpoint and proposed built-form to some extent.
 - Nevertheless, it would take some time for the new planting to establish. In the interim period, the effectiveness of this vegetation to act as a visual screen would be limited.
 - The proposed built-form would be recessive in colour, filtered to some extent through the intervening vegetation (proposed and retained). The ridgelines of the proposed built-form may form a limited extent of the skyline as experienced from viewpoints 3 and 4.
- 5.4.3. A medium to low sensitivity combined with a medium adverse magnitude of effect will result in a **moderate adverse visual effect**.

Figure 7 - Photographic record of baseline conditions: Representative viewpoint 4



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Viewpoint Data:

- Viewpoint elevation: 29m AOD
- Distance from centre of site: 150m

Description

Looking northeast from grass verge on Kings Copse Avenue, at public bridleway number 026/501/1, opposite Tanhouse Lane. Views to vegetation on the northwestern corner of the site, and along the site boundary following Kings Copse Avenue and Tanhouse Lane. Views across the site are filtered by the gappy line of trees in the foreground, and will be more open during winter months. Mature trees on the northern and eastern site boundaries can be seen across the site from this location. Filtered views across the site.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers and cyclists and users of public bridleway number 026/501/1 as it crosses the road. There is no footway on Kings Copse Avenue in this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue and Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

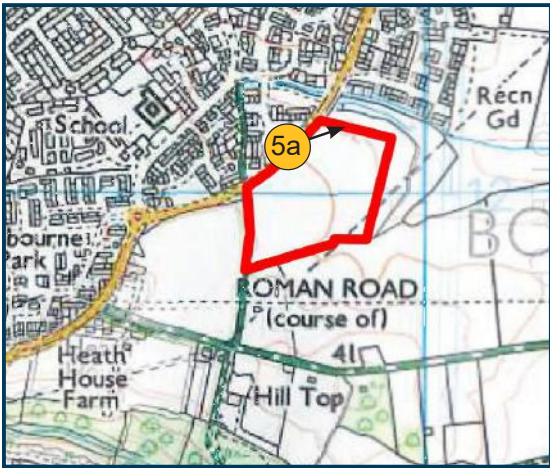
Susceptibility

Viewers using Kings Copse Avenue, and users of public bridleway number 026/501/1 have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

Figure 8 - Photographic record of baseline conditions: Representative viewpoint 5a



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Viewpoint Data:

- Viewpoint elevation: 22m AOD
- Distance from centre of site: 100m

Description

Looking northeast from grass verge on Kings Copse Avenue. Views to vegetation on the northwestern site boundary, and across the site through gaps in the vegetation to mature trees on the northeastern boundary. Views across the site are filtered by the gappy line of trees / vegetation lining the road, and will be more open during winter months.

Detractors

Suburban surroundings on Kings Copse Avenue / overhead power lines within the site.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers and cyclists. There is no footway on Kings Copse Avenue in this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue / the northwestern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

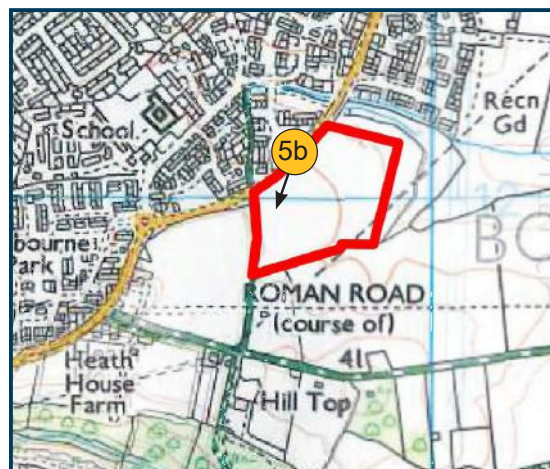
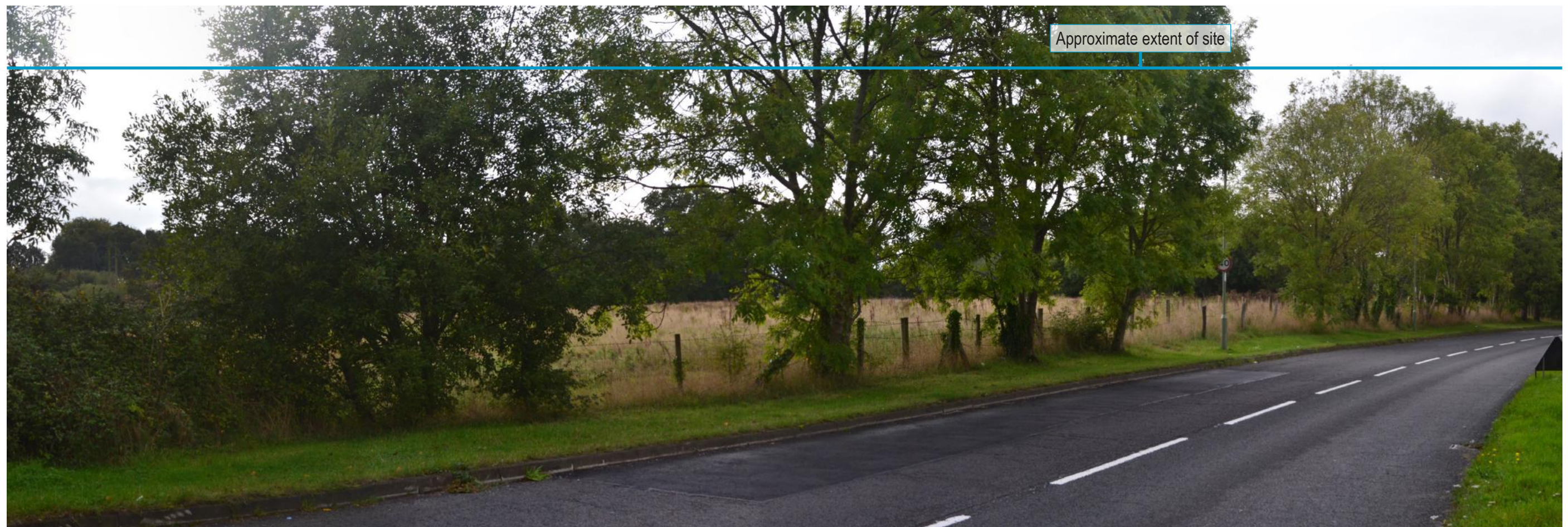
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

5.5. Effect on view from Kings Copse Avenue, adjacent to the site (viewpoint 5)

- 5.5.1. These views represent those gained from Kings Copse Avenue as it passes the site. View receptors would be drivers on the road, but also cyclists (there is no pedestrian footway on the stretch of Kings Cross Avenue as it passes the site), who have a medium to low sensitivity.
- 5.5.2. The proposed development would result in a medium adverse magnitude of effect. This is based on the following reasoning:
- Proposed built form would be in close proximity to to the visual receptor, in a location where existing boundary vegetation is low-level, therefore ineffective at screening proposed tall structures (such as houses) within the site.
 - The proposed landscape treatment includes new tree planting and a hedgerow along the site boundary. This new vegetation would feature within the post-development visual composition experienced from these viewpoints, and would limit intervisibility with the proposed built-form to some extent.
 - It would take some time for the new planting to establish. In the interim period, the effectiveness of this vegetation to act as a visual screen would be limited.
 - The proposed built-form would be recessive in colour, and in-time would be filtered to some extent through the proposed intervening vegetation. The ridgelines of the proposed built-form is likely to influence the skyline as experienced from viewpoint 5.
- 5.5.3. A medium to low sensitivity combined with a medium adverse magnitude of effect will result in a **moderate adverse visual effect**.

Figure 9 - Photographic record of baseline conditions: Representative viewpoint 5b

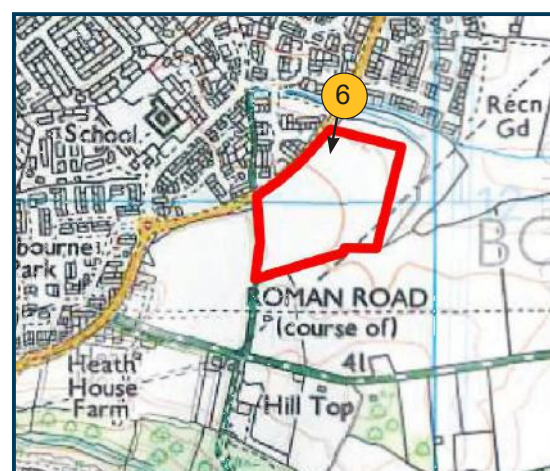


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Description

Looking southwest from grass verge on Kings Copse Avenue. Views to vegetation on the northwestern site boundary, and across the site through gaps in the vegetation to mature trees on the western / southern site boundaries. Views across the site are filtered by the gappy line of trees / vegetation lining the road, and will be more open during winter months.

Figure 10 - Photographic record of baseline conditions: Representative viewpoint 6



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 180m

Description

Looking south from bus stop on Kings Copse Avenue. Views to vegetation to the east of Kings Copse Avenue, within Tanhouse Meadow SINC on the northern edge of the site, and along the northwestern boundary on Kings Copse Avenue. Views across the site are restricted / filtered by intervening foreground vegetation during summer months, and will be more open during the winter.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers, cyclists and pedestrians. There is a footway on Kings Copse Avenue north of this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue / within the northern part of the site and on the northwestern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

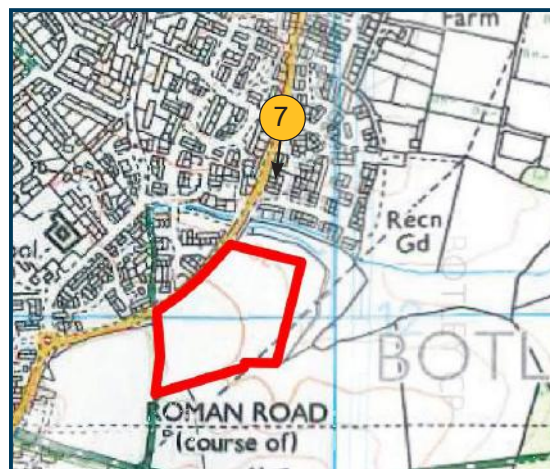
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

5.6. Effect on view from Kings Copse Avenue, (north) (viewpoints 6 and 7)

- 5.6.1. These views represent those gained from Kings Copse Avenue to the north of the site. View receptors would be drivers on the road, but also cyclists and pedestrians, who have a medium to low sensitivity.
- 5.6.2. The proposed development would result in a low adverse magnitude of effect. This is based on the following reasoning:
- The site is located beyond a belt of dense vegetation, including tree canopies which would remain in-situ following development of the site.
 - However, this vegetation is largely deciduous and therefore less effective as a visual screen when leafless.
 - Nevertheless, any views of the proposed built-form would be recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
 - Accordingly, the scale of visual change as a proportion of the overall view composition is likely to be small, increasingly small the further northwards the visual receptor is relative to the site (i.e. the scale of visibility is likely to be small from viewpoint 6 and very small from viewpoint 7).
- 5.6.3. A medium to low sensitivity combined with a low adverse magnitude of effect will result in a **Minor / moderate adverse visual effect**.

Figure 11 - Photographic record of baseline conditions: Representative viewpoint 7



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Viewpoint Data:

- Viewpoint elevation: 25m AOD
- Distance from centre of site: 325m

Description

Looking south from junction of Kings Copse Avenue with Duke Road and Salwey Road. Views along Kings Copse Avenue towards the site are screened by intervening mature trees along Kings Copse Avenue and housing and associated vegetation on Edmunds Close and Ambleside. Views from this location will be more open during the winter.

Detractors

Suburban surroundings on Kings Copse Avenue.

Receptors

The view would be visible to users of Kings Copse Avenue, drivers, cyclists and pedestrians. There is a footway on Kings Copse Avenue at this location.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Kings Copse Avenue have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

Figure 12 - Photographic record of baseline conditions: Representative viewpoint 8a



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 200m

Description

Looking southeast towards the site across open space and Kings Copse Avenue, from Ferndale. Views to vegetation within the SINC on the northern edge of the site and mature trees on the northwestern boundary with Kings Copse Avenue. Foreground housing within Ferndale restrict views to much of the central and southern part of the site. Views to the northern part of the site will be more open during winter months.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Ferndale, drivers, cyclists and pedestrians.

Seasonal visibility

Screening from mature trees on Kings Copse Avenue / within the northern part of the site and on the northwestern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Ferndale have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

- 5.7. Effect on view from Ferndale / residential streets to the northwest of Kings Copse Avenue (viewpoints 8a and 8b)
- 5.7.1. These views represent those gained from residential areas to the northwest of Kings Copse Avenue. View receptors would be drivers on the residential roads, but also cyclists and pedestrians who have a medium to low sensitivity.
- 5.7.2. The proposed development would result in a low adverse magnitude of effect. This is based on the following reasoning:
- Much of the proposed development is situated beyond intervening built-form, which would partially curtail intervisibility.
 - Limited parts of the proposed development would be located beyond a belt of dense vegetation, including tree canopies which would remain in-situ following development of the site.
 - However, this vegetation is largely deciduous and therefore less effective as a visual screen when leafless.
 - Nevertheless, any views of the proposed built-form would be recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
 - Accordingly, the scale of visual change as a proportion of the overall view composition is likely to be very small from
- 5.7.3. A medium to low sensitivity combined with a low adverse magnitude of effect will result in a **Moderate / minor adverse visual effect**

Figure 13 - Photographic record of baseline conditions: Representative viewpoint 8b



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Description

Looking southeast towards Kings Copse Avenue and the site from Ferndale. Partial views to the northwestern site boundary are restricted by foreground housing on Ferndale and intervening vegetation.

Viewpoint Data:

- Viewpoint elevation: 25m AOD
- Distance from centre of site: 140m

Figure 14 - Photographic record of baseline conditions: Representative viewpoint 9



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 350m

Description

Looking south towards the site across foreground housing on Havendale. Glimpsed views into the site between the roofs of foreground housing and elevated woodland on the horizon to the south.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Havendale, drivers, cyclists and pedestrians.

Seasonal visibility

-

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Havendale have a medium susceptibility to the type of change.

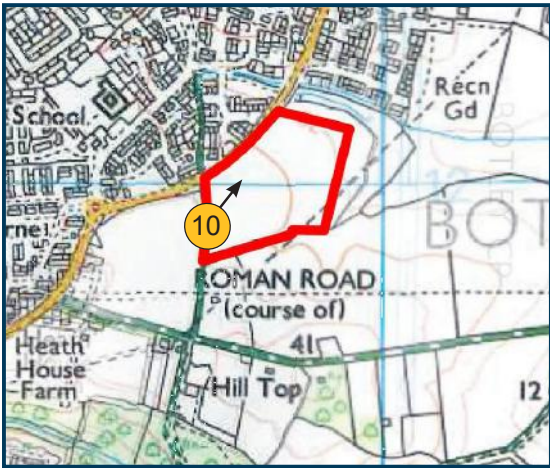
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

5.8. Effect on view from Havendale / elevated residential streets to the northwest of Kings Copse Avenue (viewpoint 9)

- 5.8.1. This view represents those gained from elevated residential areas to the northwest of the site and Kings Copse Avenue. View receptors would be drivers on the residential roads, who have a medium to low sensitivity.
- 5.8.2. The proposed development would result in a Nil magnitude of effect. This is based on the following reasoning:
 - Intervisibility with the proposed development site is curtailed by intervening existing built-form.
 - The tops of tree canopies visible over the ridgelines of the houses on Havendale are growing at the site perimeter. However, these trees would be retained.
- 5.8.3. A medium to low sensitivity combined with a nil magnitude of effect will result in a **Neutral visual effect**.

Figure 15 - Photographic record of baseline conditions: Representative viewpoint 10



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 180m

Description

Looking northeast into the site through vegetation on the western boundary from Tanhouse Lane / public bridleway number 026/20/1. Views into the site from Tanhouse Lane / the track adjoining the western boundary are filtered glimpses gained through boundary vegetation, or more open through the fieldgate entrance to the site, illustrated in viewpoint 10. Partial views across the site from this viewpoint to vegetation and houses on Kings Copse Avenue and vegetation on the northern and eastern boundaries will be more open during winter months.

Detractors

Track used by large vehicles accessing commercial premises to the south.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway number 026/20/1, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from mature vegetation on the western boundary with Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Tanhouse Lane / public bridleway number 026/20/1 have a medium to high susceptibility to the type of change.

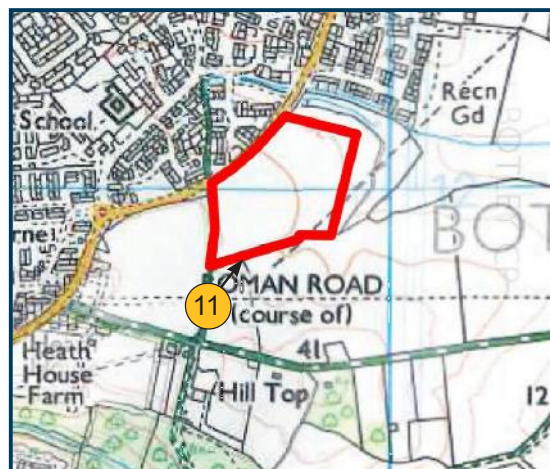
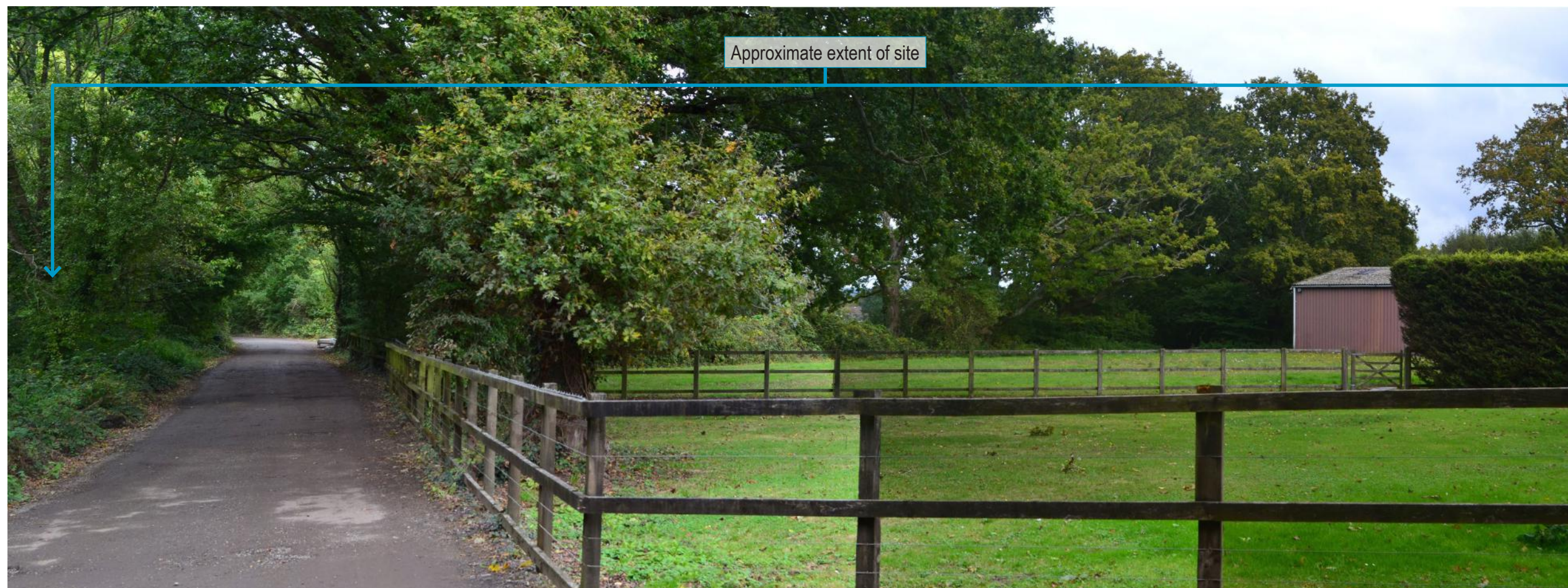
View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

5.9. Effect on view from Tanhouse Lane / public bridleway number 026/20/1, adjoining the site (viewpoint 10)

- 5.9.1. This view represents those gained from Tanhouse Lane / public bridleway number 026/20/1, where it adjoins the western site boundary. View receptors would be drivers on Tanhouse Lane, (a private unsealed road accessing a number of properties to the south of the site), but also users of bridleway 026/20/1, including cyclists, horse riders and pedestrians, who have a medium sensitivity.
- 5.9.2. The proposed development would result in a medium adverse magnitude of effect. This is based on the following reasoning:
- Much of the proposed development's western edge would be situated beyond a belt of dense vegetation, including tree canopies which would remain in-situ following development of the site. However, this vegetation is largely deciduous and therefore less effective as a visual screen when leafless.
 - The existing gap in roadside vegetation would be utilised as a new pedestrian access point into the site. 2 new trees would be planted either side of the proposed footway, which would narrow the gap in the vegetative cover to some extent. But nevertheless, some intervisibility with proposed built-form (with car parking and a block paved street surface in-front) would be experienced at relatively close-range.
 - The proposed built-form would be recessive in colour and form, restrained in style and to some extent filtered through the intervening vegetation. Parked cars may be a little distracting within the overall view composition.
 - The proportion of the overall view composition likely to be affected by visual change is likely to be a relatively modest scale
- 5.9.3. A medium sensitivity combined with a medium adverse magnitude of effect will result in a **moderate adverse visual effect**.

Figure 16 - Photographic record of baseline conditions: Representative viewpoint 11



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Viewpoint Data:

- Viewpoint elevation: 32m AOD
- Distance from centre of site: 250m

Description

Looking northeast towards the site from Tanhouse Lane / public bridleway number 026/20/1, at Firefly Nursery. Glimpsed views into the site through gaps in vegetation on the southern boundary. Housing to the west of Kings Copse Avenue can be seen across the site. Mature trees and vegetation lining Tanhouse Lane, within Firefly Nursery and on the southern boundary restrict views into the site. This view will be more open during winter months.

Detractors

Track used by large vehicles accessing commercial premises to the south.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway number 026/20/1, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from mature vegetation lining Tanhouse Lane and on the southern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Tanhouse Lane / public bridleway number 026/20/1 have a medium to high susceptibility to the type of change.

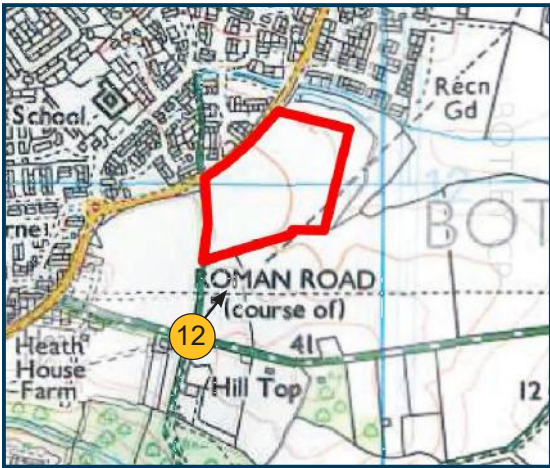
View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

5.10. Effect on view from Tanhouse Lane / public bridleway number 026/20/1 and 026/14/3, (south) (viewpoints 11, 12 and 13)

- 5.10.1. These viewpoints represent those gained from Tanhouse Lane / public bridleway numbers 026/20/1 and 026/14/3 to the south of the site. View receptors would be drivers on Tanhouse Lane, (a private unsealed road accessing a number of properties to the south of the site), but also users of bridleways 026/20/1 and 026/14/3, including cyclists, horse riders and pedestrians. Viewpoints 11 and 12 are not located within a designated landscape and have a medium sensitivity. Viewpoint 13 is located on the boundary of the River Hamble Country Park and has a medium to high sensitivity.
- 5.10.2. The proposed development would result in a negligible (and therefore 'nil') magnitude of effect. This is based on the following reasoning:
 - The site is located beyond successive lines of vegetation, including close-range vegetation and tree canopies which would remain in-situ following development of the site.
 - Whilst this vegetation is largely deciduous (and therefore less effective as a visual screen when leafless), intervisibility between the viewpoint and features of the proposed development is thought likely to be very limited due to the density of the vegetation and height of the trees.
 - Any views of the proposed built-form would be recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
- 5.10.3. A medium sensitivity for viewpoints 11 and 12, and a medium to high sensitivity for viewpoint 13 combined with a nil magnitude of effect will result in a **Neutral visual effect**.

Figure 17 - Photographic record of baseline conditions: Representative viewpoint 12



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Viewpoint Data:

- Viewpoint elevation: 33m AOD
- Distance from centre of site: 350m

Description

Looking northeast towards the site from Tanhouse Lane / public bridleway number 026/20/1, at the junction with public bridleway number 026/14/3. Views to mature trees on the southern site boundary are partially filtered by intervening vegetation lining Tanhouse Lane and within Firefly Nursery. This view will be more open during winter months.

Detractors

Track used by large vehicles accessing commercial premises / overhead power lines.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway numbers 026/20/1 and 026/14/3 drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from intervening mature vegetation including lining Tanhouse Lane and on the southern site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

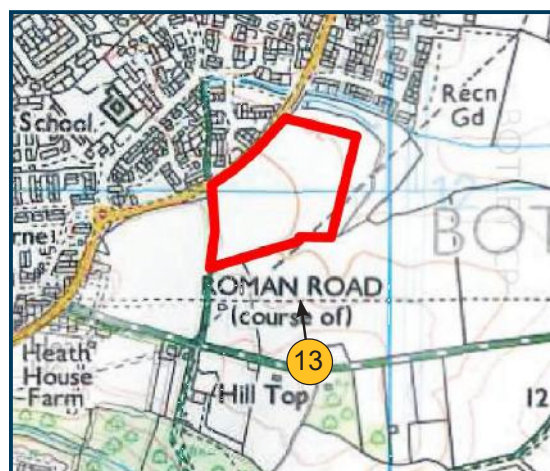
Susceptibility

Viewers using Tanhouse Lane / public bridleway numbers 026/20/1 and 026/14/3 have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

Figure 18 - Photographic record of baseline conditions: Representative viewpoint 13



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Viewpoint Data:

- Viewpoint elevation: 40m AOD
- Distance from centre of site: 350m

Description

Looking northwest towards the site from Tanhouse Lane / public bridleway number 026/14/3, at Hilltop Cottage. Views to mature trees on the southern site boundary are filtered by intervening vegetation to the south of Tanhouse Lane. This view will be more open during winter months.

Detractors

Track used by vehicles accessing farm and stables / overhead power lines.

Receptors

The view would be visible to users of Tanhouse Lane and public bridleway number 026/14/3, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from intervening vegetation including on the southern site boundary will decrease during the winter.

Value

This view is located on the boundary of the River Hamble Country Park and has a local authority value.

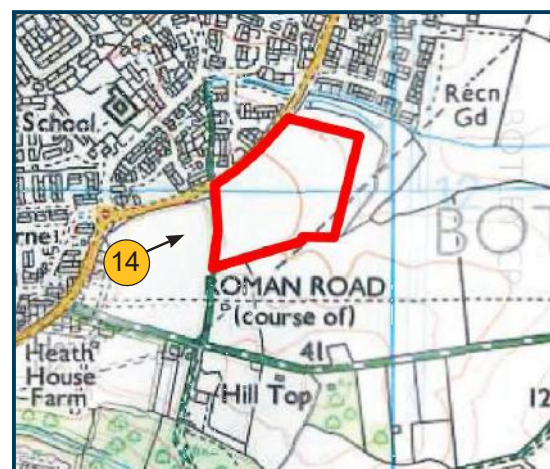
Susceptibility

Viewers using Tanhouse Lane / public bridleway number 026/14/3 have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the local authority value, and medium to high susceptibility gives a medium to high sensitivity of viewers from this viewpoint.

Figure 19 - Photographic record of baseline conditions: Representative viewpoint 14



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Viewpoint Data:

- Viewpoint elevation: 30m AOD
- Distance from centre of site: 370m

Description

Looking northeast towards the site from a location just to the north of the Norman Rodaway Pavilion. Views to the site across the Norman Rodaway Football Sportsfields are filtered by mature trees and vegetation lining Tanhouse Lane / on the western site boundary. Distant glimpsed views to a wooded horizon are available across the site, through gaps in the boundary vegetation. This view will be more open during winter months.

Detractors

-

Receptors

The view would be visible to users of the Norman Rodaway Pavilion and Football Sportsfield.

Seasonal visibility

Screening from mature vegetation lining Tanhouse Lane / on the western site boundary will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using the Norman Rodaway Sportsfields have a low susceptibility, where they are engaged in outdoor sports, and a medium susceptibility to the type of change where they are using the fields for leisure activities / walking.

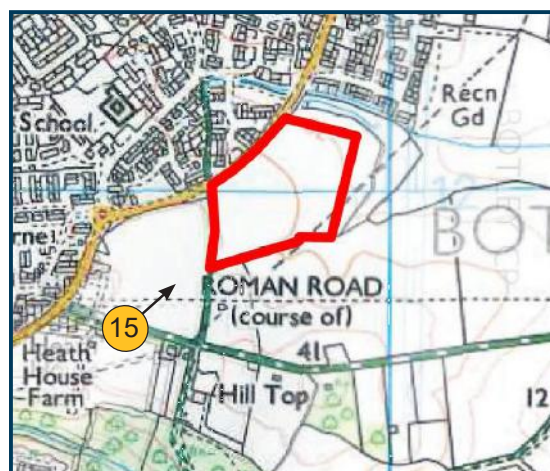
View Sensitivity

A combination of the low value, and low susceptibility gives a low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.

5.11. Effect on view from Norman Rodaway Pavilion and Sportsfield / track and public bridleway number 114/7503/1 (viewpoints 14 and 15)

- 5.11.1. These viewpoints represent those gained from the Norman Rodaway Pavilion and Football Sportsfield, and track / public bridleway 114/7503/1 on its southern boundary. View receptors would be users of the sportsfields and children's play area, who depending on their activity may, or may not be focussed on their surroundings. Visual receptors would also include drivers on the track, (an unsealed road), but also users of bridleway 114/7503/1, including cyclists, horse riders and pedestrians. Visual receptors have a low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.
- 5.11.2. The proposed development would result in a low adverse magnitude of effect. This is based on the following reasoning:
 - The site is located beyond belts of vegetation lining Tanhouse Lane, including tree canopies which would remain in-situ following development of the site.
 - Whilst this vegetation is largely deciduous (and therefore less effective as a visual screen when leafless), intervisibility between the viewpoint and features of the proposed development is thought likely to be limited due to the density and height of the treebelts.
 - Any views of the proposed built-form would be recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
 - Accordingly, the scale of visual change as a proportion of the overall view composition is likely to be very small.
- 5.11.3. A low sensitivity for viewers engaged in outdoor sport combined with a low adverse magnitude of effect will result in a **Minor adverse visual effect**. A medium to low sensitivity for viewers engaged in leisure activities / walking combined with a low adverse magnitude of effect will result in a **Moderate / minor adverse visual effect**.

Figure 20 - Photographic record of baseline conditions: Representative viewpoint 15



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Viewpoint Data:

- Viewpoint elevation: 32m AOD
- Distance from centre of site: 400m

Description

Looking northeast towards the site across the Norman Rodaway Sportsfields from public bridleway number 114/7503/1. Views to the site are filtered by mature trees and vegetation lining the bridleway and confined to the western boundary by mature vegetation lining Tanhouse Lane. This view will be more open during winter months. Similar views are available from adjoining new residential development off Alder Avenue.

Detractors

Track used by vehicles accessing properties on Tanhouse Lane. Mast to the south of the track.

Receptors

The view would be visible to users of the track and public bridleway number 114/7503/1, drivers, cyclists, pedestrians and horse riders.

Seasonal visibility

Screening from mature vegetation lining the bridleway and on the western site boundary with Tanhouse Lane will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

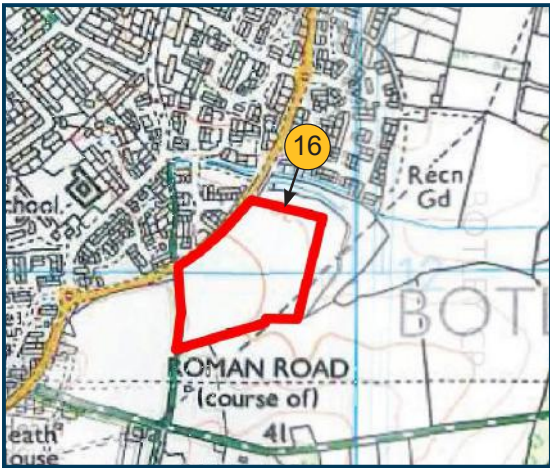
Susceptibility

Viewers using the track / public bridleway number 114/7503/1 have a medium to high susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium to high susceptibility gives a medium sensitivity of viewers from this viewpoint.

Figure 21 - Photographic record of baseline conditions: Representative viewpoint 16



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Viewpoint Data:

- Viewpoint elevation: 20m AOD
- Distance from centre of site: 220m

Description

Looking south towards the site across foreground single storey housing on Ambleside. Glimpsed views above and / or between gaps in housing to vegetation and mature trees on the northern boundary / within the SINC in the northern part of the site. Mature trees surrounding the site to the east and south are visible. These views will be more open during winter months.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Ambleside, drivers, cyclists and pedestrians.

Seasonal visibility

Screening provided by mature trees and vegetation on the northern boundary and within the SINC in the northern part of the site would decrease in the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Ambleside have a medium susceptibility to the type of change.

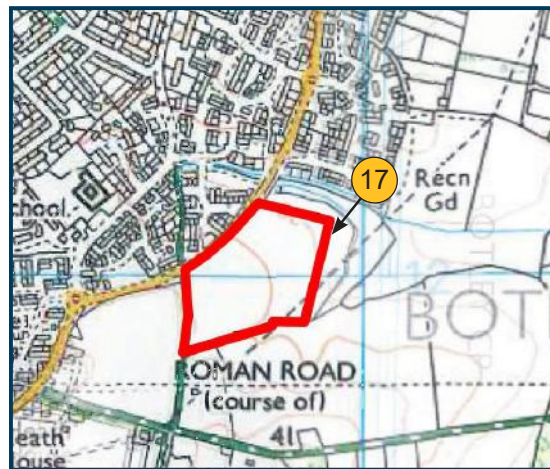
View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

5.12. Effect on view from Ambleside (viewpoints 16 and 17)

- 5.12.1. These views represent those available from residential streets (including Ambleside) adjoining the northern boundary of the site. View receptors would be drivers on the residential roads, but also cyclists and pedestrians who have a medium to low sensitivity.
- 5.12.2. The proposed development would result in a low adverse magnitude of effect during winter months, and more likely to be a negligible magnitude of effect in summer months. This is based on the following reasoning:
- Much of the proposed development is situated beyond intervening built-form, which would largely curtail intervisibility.
 - Limited parts of the proposed development would be located beyond a belt of dense vegetation, including tree canopies which would remain in-situ following development of the site. This vegetation is largely deciduous and therefore less effective as a visual screen when leafless.
 - Nevertheless, any views of the proposed built-form would be recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
 - The proposed built-form would also be set-back from the vegetated site boundary, beyond the intervening 'SINC buffer' area of grassland.
 - Accordingly, the scale of visual change as a proportion of the overall view composition is likely to be very small from
- 5.12.3. A medium to low sensitivity combined with a low adverse magnitude of effect will result in a **Moderate / minor adverse visual effect** in winter months, reducing to a **Neutral visual effect** in summer months.

Figure 22 - Photographic record of baseline conditions: Representative viewpoint 17



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Viewpoint Data:

- Viewpoint elevation: 18m AOD
- Distance from centre of site: 240m

Description

Looking southwest towards the site across foreground terraced housing on Ambleside. Views between housing to mature trees and vegetation on the northern boundary and within the SINC in the northern part of the site. These views will be more open during winter months.

Detractors

Suburban surroundings.

Receptors

The view would be visible to users of Ambleside, drivers, cyclists and pedestrians.

Seasonal visibility

Screening provided by mature trees and vegetation on the northern boundary and within the SINC in the northern part of the site would decrease in the winter.

Value

This view is not located in a designated landscape and has a low value.

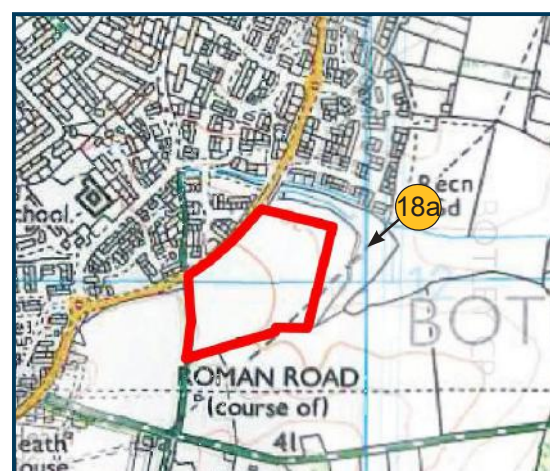
Susceptibility

Viewers using Ambleside have a medium susceptibility to the type of change.

View Sensitivity

A combination of the low value, and medium susceptibility gives a medium to low sensitivity of viewers from this viewpoint.

Figure 23 - Photographic record of baseline conditions: Representative viewpoint 18a



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Viewpoint Data:

- Viewpoint elevation: 16m AOD
- Distance from centre of site: 240m

Description

Looking northwest towards the site from Little Hatts Recreation Ground. Partial views into the site framed by mature vegetation on the northeastern site boundary and within the SINC in the northern part of the site. Views along the vegetation free corridor of the overhead power lines, across the site to mature vegetation on the southern site boundary. This view will be more open during winter months.

Detractors

Overhead power lines.

Receptors

The view would be visible to users of Little Hatts Recreation Ground.

Seasonal visibility

Screening from mature vegetation on the northeastern site boundary and within the SINC in the northern part of the site will decrease during the winter.

Value

This view is not located in a designated landscape and has a low value.

Susceptibility

Viewers using Little Hatts Recreation Ground have a low susceptibility, where they are engaged in outdoor sports, and a medium susceptibility to the type of change where they are using the fields for leisure / walking.

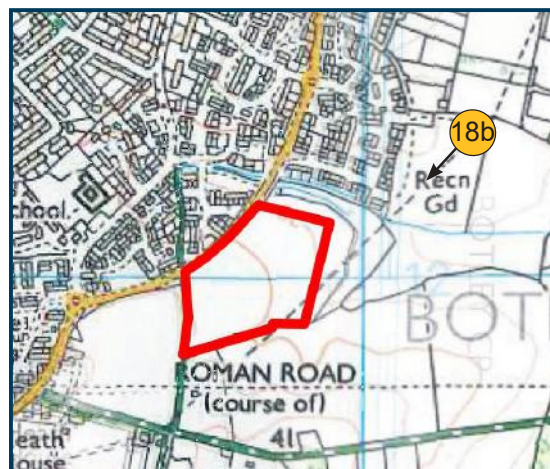
View Sensitivity

A combination of the low value, and low susceptibility gives a low sensitivity for viewers engaged in outdoor sport and a medium to low sensitivity for viewers engaged in leisure activities / walking.

5.13. Effect on view from Little Hatts Recreation Ground (viewpoints 18a and 18b)

- 5.13.1. These viewpoints represent those available from Little Hatts Recreation Ground to the northeast of the site. View receptors would be users of the recreation ground and children's play area, who depending on their activity may, or may not be focussed on their surroundings. Visual receptors engaged in outdoor sports have a low sensitivity, whilst those using the fields for leisure activities / walking have a medium to low sensitivity.
- 5.13.2. The proposed development would result in a low adverse magnitude of effect. This is based on the following reasoning:
- The site is located beyond dense vegetation, including tree canopies which would remain in-situ following development of the site.
 - Whilst this vegetation is largely deciduous (and therefore less effective as a visual screen when leafless), intervisibility between the viewpoint and features of the proposed development is thought likely to be very limited due to the density of the vegetation and height of the trees.
 - Beyond the intervening vegetation, any views of the proposed built-form would be at an oblique angle, recessive in colour, filtered through the intervening vegetation, and would not punctuate the skyline (i.e. the intervening tree canopies would be taller than the ridgelines of the proposed houses).
 - Where the existing tree belts break, making way for overhead power cables, intervisibility with the site interior is possible. However, this narrow section of the development site coincides with the proposed 'SINC buffer' which would comprise a wildflower meadow. This is unlikely to be noticeably different to the present day visual grassland within this part of the view composition.
 - The scale of visual change as a proportion of the overall view composition is likely to be very small, and increasingly so where the visual receptor is at increased distance from the site (i.e. from Viewpoint 18b).
- 5.13.3. A low sensitivity combined with a low adverse magnitude of effect will result in a Minor adverse visual effect for viewers engaged in outdoor sports. A medium to low sensitivity combined with a low adverse magnitude of effect will result in a Moderate / minor adverse visual effect for viewers using the fields for leisure activities / walking.

Figure 24 - Photographic record of baseline conditions: Representative viewpoint 18b



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Description

Looking northwest towards the site from the northeastern corner of Little Hatts Recreation Ground.

Viewpoint Data:

- Viewpoint elevation: 18m AOD
- Distance from centre of site: 440m

6. Additional mitigation and residual visual effects

- 6.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2 of this report. The visual effects previously identified already take these measures into account.
- 6.2. In accordance with the assessment methodology (Appendix 1), opportunities for additional mitigation measures should be explored in relation to visual effects that are regarded as 'significant'.
- 6.3. As the potential visual effects identified range from 'moderate adverse' to 'neutral', none are regarded as 'significant' adverse. Therefore the need for additional mitigation is not applicable in relation to the proposed development.
- 6.4. Nevertheless, it should be noted that the establishment of vegetation over time, on the basis of protection of existing and new vegetation and good management practice, would have a positive effect on visual composition, to some extent mitigating the adverse nature of the visual effects at the time shortly after completion of the development.
- 6.5. The mitigating factor of vegetation growth has been given consideration, and on balance it is thought that the visual effects of the proposed development would be nevertheless be broadly similar to those described within the assessment in the previous pages of this report. The scenario after 5 years of vegetation establishment would not be materially different to that immediately after planting. A summary of these residual effects follows:-

Figure 25 - Summary of Visual Receptor Effects

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Sensitivity	Magnitude	Effect
1	Heath House Road	Local distributor road	450m	Medium - Low	Low adverse (summer) - Nil (winter)	Moderate / minor adverse (summer) - Negligible (winter)
2	Heath House Road	Local distributor road	400m			
3	Kings Copse Avenue	Local distributor road	215m	Medium - Low	Medium adverse	Moderate adverse
4	Kings Copse Avenue & public bridleway 026/501/1	Local distributor road and public bridleway	150m			
5a	Kings Copse Avenue	Local distributor road	100m	Medium - Low	Medium adverse	Moderate adverse
5b						
6	Kings Copse Avenue	Local distributor road	180m	Medium - Low	Low adverse	Moderate / minor adverse
7	Kings Copse Avenue	Local distributor road	325m			
8a	Ferndale	Residential road	200m	Medium - Low	Low adverse	Moderate / minor adverse
8b	Ferndale	Residential road	140m			
9	Havendale	Residential road	350m	Medium - Low	Nil	Neutral
10	Tanhouse Lane & public bridleway 026/20/1	Track / public bridleway	180m	Medium	Medium adverse	Moderate adverse
11	Tanhouse Lane & public bridleway 026/20/1	Track / public bridleway	250m	Medium	Nil	Neutral
12	Tanhouse Lane & public bridleways 026/20/1 & 026/14/3	Track / public bridleway	350m			
13	Tanhouse Lane & public bridleway 026/14/3	Track / public bridleway	350m	Medium - High	Nil	Neutral
14	Norman Rodaway Football Sportsfield	Sportsfield	370m	Sports - Low	Low adverse	Minor adverse
				Leisure - Medium - Low	Low adverse	Moderate / minor adverse
15	Track / public bridleway 114/7503/1	Track / public bridleway	400m	Medium	Low adverse	Moderate / minor adverse
16	Ambleside	Residential road	220m	Medium - Low	Low adverse (summer) - Nil (winter)	Moderate / minor adverse (summer) - Negligible (winter)
17	Ambleside	Residential road	240m			
18a	Little Hatts Recreation Ground	Recreation ground	240m	Sports - Low	Low adverse	Minor adverse
18b	Little Hatts Recreation Ground	Recreation ground	440m	Leisure - Medium - Low	Low adverse	Moderate / minor adverse

7. Conclusions

- 7.1. The development proposals are the culmination of a complex, iterative design development process, taking into account (amongst other things) key landscape and visual sensitivities, constraints and opportunities identified by the Landscape and Visual Evidence phase of this study.
- 7.2. Objective and systematic assessment of the potential landscape and visual effects of the proposed development have concluded that the development would not cause significant harm to landscape or visual amenity. Nevertheless, it is thought that there would be some non-significant adverse effects as a result of the proposed development.
- 7.3. Out of the 7 landscape receptors identified and assessed, only 4 are likely to be adversely effected by the proposed development. The effect on the 'Pattern of landscape and settlement' is regarded as being potentially 'moderate / minor adverse', and the effect on the site's 'topography and soils', 'perceptual qualities' and 'Landscape character (LLCA 12: Farmlands and Woodland)' are all regarded as being potentially 'moderate adverse'.
- 7.4. The proposed development would inevitably require the small-scale manipulation of the natural landform, the gently sloping nature of the site and the relatively small footprints of proposed built-form has enabled the design proposals to generally avoid the need for notable level changes. Wherever built form or hard surfacing including streets are proposed, the existing soils would be displaced. However, it is anticipated that wherever soft landscape treatments are proposed it is anticipated that displaced site-won soils could be improved, and then re-used, avoiding the need for importing new soils (which are a finite resource) from elsewhere. It should also be noted that the soils and topography of a notable part of the site (the SINC buffer) would not be altered by the proposed development at all.
- 7.5. The proposed development would alter the perceptual qualities of the site quite considerably. Rather than the site being a relatively tranquil field adjacent to a built environment, it would become an extension to that built environment with associated activity which would erode tranquillity. Nevertheless, the type of activity anticipated would generally be domestic in nature, and therefore fairly unintrusive. Furthermore, the extensive areas of grassland to be retained at the site's north-eastern and south-eastern edges (as a 'buffer' to the SINC) would retain a degree of tranquility. This would create a transitional landscape between the suburban built environment of the new development, and the natural environment of the SINC. Whilst the site is currently perceived as an urban fringe fieldscape, this perception would effectively be squeezed into the SINC 'buffer' by the proposed development, with the prevailing perception of a suburban environment, albeit well designed and inoffensive.
- 7.6. Development of residential streets would be contrary to the prevailing rural characteristics of LLCA 12, Farmlands and Woodlands. However, the proximity of the site to the existing urban edge of Hedge End already compromises the rurality of the site such that means the defining character of the site is inconsistent with the defining character of the LLCA as a whole. Furthermore, it should be noted that the geographical area over which the effect of the proposed development would be felt is limited as a proportion of the overall LLCA 12.
- 7.5. Out of the 15 visual receptors identified and assessed, 3 were considered to be unlikely to be effected by the proposed development (although in winter months, that would increase to 5). Of the 12 receptors that would be effected by the development, none are considered to be significant. 2 are considered to have a potentially 'minor adverse' effect, 7 are considered to have a potentially 'moderate / minor adverse' effect (albeit 2 of these would be negligible in the winter), and 3 are considered to have a potentially 'moderate adverse' effect.
- 7.7. The 3 visual receptors whose visual amenity would potentially be effected to a 'moderate adverse' extent by the proposed development would be those at Kings Copse Avenue, and Tanhouse Lane.
- 7.8. From Kings Copse Avenue, adjacent to site to the west, visibility to the site interior would be increased by the felling of trees

on the site perimeter, in order to facilitate the widening of Kings Copse Avenue and creation of a pedestrian crossing island. Consequently, some of the proposed built-form within the development would likely be visible. However, this would be seen beyond newly planted trees and understorey shrubs. Although it would take some time for the proposed vegetation to establish, the built-form would appear recessive, with muted colours and filtered to some extent through the intervening vegetation (proposed and retained).

- 7.9. From Tanhouse Lane, also adjacent to the site to its west, The visual receptor would be experience direct views to the site interior, as an existing gap in roadside vegetation would be utilised as a new pedestrian access point into the site. 2 new trees would be planted either side of the proposed footway, which would narrow the gap in the vegetative cover to some extent. But nevertheless, some intervisibility with proposed built-form (with car parking and a block paved street surface in-front) would be experienced at relatively close-range. Nevertheless, the proposed built-form would be recessive in colour and form, restrained in style and to some extent filtered through the intervening vegetation, although parked cars may be a little distracting within the overall view composition. Only a small proportion of the overall view composition is likely to be affected by visual change, as much of the proposed development's western edge would be situated beyond a belt of dense vegetation which would remain in situ.
- 7.10. Whilst the proposed development would inevitably cause some limited landscape and visual harm, it should be noted that the effects are localised, and not thought to be significant., and as-such are of lesser consideration in the decision-making process. With this in mind, and particularly considering the status of the site in Planning terms as being allocated for housing development, it is thought that the proposed design is in accordance with Planning policy with respect to landscape and visual amenity.

8. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2019)
- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- Natural England 'An Approach to Landscape Character Assessment' (2014)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website
- Eastleigh Borough Local Plan 2016 – 2036
- Eastleigh Borough Local Plan 2016 - 2036 Policies Map
- Trees and Development Supplementary Planning Document (SPD), 2022
- Quality Places Supplementary Planning Document (SPD), 2011
- Hampshire Integrated Character Assessment
- Landscape Character Assessment for Eastleigh Borough
- Landscape Checklist for New Development in Hampshire & Isle of Wight, 2006
- <https://emaps.eastleigh.gov.uk/WebMaps>
- <https://maps.hants.gov.uk/rightsofwaydefinitivemap>
- <https://historicengland.org.uk/listing/the-list/map-search>

Appendix 1: LVE Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

1.1.1. The magnitude of the landscape effect of the proposals is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

1.1.2. The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.

Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

1.2.1. The landscape effect is a combination of the **sensitivity** of the landscape receptor and the **magnitude of the landscape effect**, which can be adverse, beneficial or neutral, as illustrated in the diagram below:

		Landscape Receptor Sensitivity		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

1.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

1.3.2. A scale of significance can be reasonably described as follows:

- **Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors;** defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
- **Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors;** defined to be effects of key consideration in the decision-making process and / or of regional or district importance therefore significant.
- **Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors;** defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

- **Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
- **Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

1.4.1. Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

- 2.1.1. The magnitude of the visual effect of the proposals needs to be established. This is dependent on:
- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
 - **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
 - **Duration:** long, medium or short term.
 - **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

2.2.1. The significance of the visual effect is a combination of the **sensitivity** of the visual receptor and the **magnitude of the visual effect**, which can be **adverse, beneficial or neutral**.

		Visual Receptor Sensitivity		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

- 2.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).
- 2.3.2. A scale of significance can be reasonably described as follows:
 - **Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors;** defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
 - **Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors;** defined to be effects of key consideration in the decision-making process and / or of regional or district importance and therefore significant.
 - **Moderate changes introducing effects into the view of moderately sensitivity receptors;** defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
 - **Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
 - **Minor changes introducing small effects into the view of low sensitivity receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

- 2.4.1. Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.