

9. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

The following Technical Appendices referred to in this chapter can be found at Appendix 3 to this document.

Appendices

Appendix 3.1 – Visual Elements

Appendix 3.2 - Outline Landscaping, Restoration and Aftercare Scheme

The following figures, tables and photosheets can be found accompanying this chapter in separate documents due to size:

Figures:

LVIA 1A – Topographic Context

LVIA 1B – Land Use

LVIA 1C – Conservation and Heritage Designations

LVIA 1D - Landscape Character Context

LVIA 2A – ZTV

LVIA 2B – Viewpoint Location and Visual Analysis

LVIA 2C – Visual Analysis Sections

21-08-HAMB-1717-P1-LAND – Landscape Layout Plan (Operational Phase)

21-08-HAMB-1717-P1-RES – Final Restoration

21-08-HAMB-1717-P1-LAND SECT – Landscape Detail Sections (Operational Phase)

Photographs

Photosheet 1 – View from Satchell Lane – NE of site.

Photosheet 2 – View from Footpath, NE of site at access.

Photosheet 3 – View from Footpath; E of site near The Close.

Photosheet 4 – View from Sports Pavilion, Spitfire Way Playground, SE of site.

Photosheet 5 – View from Tutor Close, Hamble, SW of site.

Photosheet 6 – View from Hamble Lane, W of site.

Photosheet 7 – View from Railway Footbridge, Hamble Lane, NW of site.

Photosheet 8 – View from Estuary Footpath, near Public Car park, Warsash, SE of site

The following tables can be found at the end of the chapter:

Tables

Table A – Landscape Receptor Assessment – 9d: Netley, Bursledon & Hamble Coastal Plain

Table B – Visual Receptor Assessment

9.1 Introduction

9.1.1 This chapter of the Environmental Statement (ES) considers the potential landscape and visual impacts of the proposed sand and gravel operations.

9.1.2 The development proposal for sand and gravel extraction operations is located to the north-west of Hamble-le-Rice, Hampshire. A package of measures has been put together which are designed to address the issues involved in such a scheme. The working proposals are described in detail in the Planning Statement and accompanying plans, but it is useful to include here a summary of the elements which are included in the development and contribute to its landscape and visual impact. These are:

| ELEMENT | LOCATION | GENERAL DESCRIPTION |
|---|--|--|
| Site Access | Hamble Lane: refer to Site Plan | New gated bellmouth access, with sightlines in accordance with highways specification |
| Plant Site (including weighbridge, site offices, car and lorry parking, processing plant) | Central part of quarry: refer to Site Plan | Weighbridge and offices – temporary cabins, 3.0m high; Car parking for 10 cars (quarry staff and visitors), soil storage and screen mounds Processing Plant – 9.2m high, (Conveyor maximum 8.5m high, cladding pale grey) |
| Silt Lagoons (including water management lagoons) | Northern part of quarry: refer to Site Plan | Series of ponds dug into ground, connected by pipes |

| ELEMENT | LOCATION | GENERAL DESCRIPTION |
|-----------------------|--|---|
| Haul Routes | Between weighbridge area and excavation / restoration phases; refer to Site Plan | Surface compacted as raised ballast material |
| Field Conveyor system | Linking extraction phases to processing plant site; lateral feed conveyors will be installed as required at each working Phase – refer to Method of Working Plans | Metal framework with continuous belt system, 1.0m high |
| Extraction Areas | Six Phases – refer to Method of Working Plans | Areas of soil stripping (general appearance similar to agricultural field cultivation), exposed mineral to moderate depth of 4.0m to 5.0m generally, soil storage and screen mounds |
| Landfill Areas | Six Phases – refer to Method of Working Plans | Areas of inert material placement (general appearance similar to agricultural field cultivation) |
| Restored Areas | Refer to Restoration Plan | Acid Grassland, Woodland and Wood Edge margins, and seasonal Wetland (Ponds and Fen) – at or below original ground levels |

9.1.3 Photographs indicating the typical appearance of these elements are included at Appendix 3.1 for reference.

9.1.4 This section will assess both the impact of the development upon the landscape, and the visual impacts of the scheme, to ensure that in both the short-term and

long-term that the landscape and visual impacts of the scheme are addressed and that the working and restoration strategy will continue to complement the surrounding landscape character. This will be achieved by:

- examining and describing the existing landscape, its character and condition.
- reviewing the working and restoration scheme for the site within the context of current landscape policy.
- describing the restoration proposals.
- outlining the effects of the workings and restoration on the surrounding area.

9.1.5 This report has been prepared with reference to “Guidelines for Landscape and Visual Impact Assessment” (3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment. It has been compiled after an initial site visit in March 2017, desk study and further survey visits in May 2017 and October 2021.

9.1.6 The desk study utilised:

- Ordnance Survey mapping at 1:50,000, 1:25,000, 1:10,000 and 1:2,500 scales.
- Aerial photographs from 1945 onwards.
- Ordnance Survey sheets from the 1892-1914 series.
- Policies set out in the Hampshire County Council Minerals and Waste Plan 2013 and the Eastleigh Borough Local Plan 2001-2011.
- The Hampshire Landscape Character Assessment.

9.1.7 Following this, sketch and detailed restoration plans were prepared with LSS three-dimensional CAD and ground-modelling packages. Photographs were taken on and around the site from selected viewpoints identified as being of

major, moderate, or minor significance. LSS was used to produce the Visual Analysis Sections prepared to accompany this report. The application plans use data output from LSS into CorelDraw X3 for rendering and graphic presentation.

- 9.1.8 Where relevant, mitigation measures are proposed to minimise the impacts of the proposed development during both the preparation and operational phases of the scheme. Any anticipated residual effects of the proposals are then stated.

9.2 Study Area

Location and Topography

- 9.2.1 The application area covers approximately 60.04 hectares and is situated at the northern edge of Hamble-le-Rice village, between Southampton and Fareham. It lies within Eastleigh Borough.
- 9.2.2 The site is a former military airfield south of the West Coastway railway line (between Southampton and Portsmouth), and currently comprises undulating unmanaged rough grassland and scrub land adjoined to the south by recent housing estate development. Older Victorian, Edwardian, and interwar dwellings line Hamble Lane to the west and Satchell Lane to the east, with the older village core of Hamble further away to the south-east.
- 9.2.3 The southern edge of the site is marked by a belt of maturing mixed native and non-native tree and shrub planting alongside the recent housing development.
- 9.2.4 The northern edge of application area is bounded by the railway cutting, with associated security fencing and mature oak, ash, sycamore, and birch trees.
- 9.2.5 The south-western boundary abuts the rear gardens of properties along Hamble Lane; further north-west and north-east, the boundaries to Hamble Lane and Satchell Lane are delineated by chain-link fencing. The south-eastern edge of the application area adjoins a public footpath which runs to the rear of properties along Satchell Lane, Hamble.
- 9.2.6 The application site lies on a level to undulating plateau at the edge of the Hamble Estuary, the river flowing south-westwards into the Solent. Ground levels adjacent to the railway to the north-east are in the order of 23 metres above Ordnance Datum (m aOD). From here the topography slopes southwards towards Hamble and the coastal plain. Figure LVIA 1A indicates

the topographic context of the application area and its surroundings up to 3 kilometres from the site.

- 9.2.7 The ground levels within the settlement of Hamble to the south-east are at around 21mAOD in the northern areas falling away to sea level eastwards alongside the Hamble estuary, and southwards towards the Solent coastal plain.
- 9.2.8 The topography of the surrounding landscape presents a gradation along the level plateau, rising to the north over similarly undulating ground around the settlement of Old Netley, at around 41m AOD.
- 9.2.9 To the south and south-west is the wide estuary of the Solent Water which separates Hamble from Fawley, along the New Forest eastern margin. To the south-east, the Hamble River separates Hamble from Warsash and Swanwick.

Vegetation and Landscape Features

- 9.2.10 The existing flora and fauna within the site has been surveyed and the ecological baseline is described in Chapter 10, including species assemblages and identification of the habitat types; the trees within the application area have been subject to a more detailed Arboricultural Assessment also included with the planning application.
- 9.2.11 To summarise in landscape terms, the proposed extraction areas are generally devoid of mature tree and woody shrub vegetation or landscape features; most of the application area is under rank coarse grassland and encroaching bramble scrub. Vegetation within the application area is therefore principally limited to:
- (a) the site boundaries, where generally there is mature vegetation forming part of the longer established landscape framework; along the railway line to the north and Hamble Lane to the west by Oak, Birch, Sycamore and Goat Willow trees up to 9m high with an understorey of Field Maple, Hazel, Hawthorn and Blackthorn, to the east along Satchell Lane by

roadside hawthorn hedgerows and to the south-east along the existing footpath by existing scattered mature oak trees and bramble scrub.

- (b) the maturing broadleaved tree plantations (including Oak, Ash, and Alder 8m high) to the southern boundaries, established for screening the site from the housing development in the mid 1990s.
- (c) the scattered blocks of bramble and hawthorn scrub within the core of the site.

9.2.12 The main vegetation features of the immediate vicinity are largely confined to mature parkland groves and specimens around Royal Victoria Park to the west, regenerating woodlands around former mineral workings to the east and north-east, and the estuarine valley side woodlands and reedbeds along the River Hamble.

Geology, Soils and Agricultural Land Classification

9.2.13 The site is situated on a shallow terrace sand and gravel deposit. The mineral is on average approximately 3.0m deep, overlain by a reasonable thickness of overburden clay and topsoils.

9.2.14 The geological assessment for the site identifies topsoils to an average depth of 0.4m; and overburden to depths of between 1.18m to 2.01m (average depth 1.54m). These soils together with imported inert restoration materials will form the final restoration cover for the site.

9.2.15 As a former airfield, the Agricultural Land Classification (ALC) for the site is not available, as it has not been under cultivation for many decades; across the wider area, pockets of land are of the highest ALC Grade 1 and have historically been under use for market gardening.

Land Use and Settlements

9.2.16 Figure LVIA 1B summarises the general land uses of the application area environs. The site has been previously used as a military airfield (Hamble North) established in 1924, with associated industrial use comprising aircraft production and assembly. Since 1986, the aviation use has been discontinued; whilst the grass airstrip and hardstanding in the south of the site have been removed, some buildings remain at the south-west site boundary. The land is unmanaged, subject to natural colonisation by bramble scrub and rank grassland, but also the focus for informal dog walking and fly tipping, although the land is private.

Photograph 9.1: Hamble Airfield (1934), looking northwards
<https://www.hampshireairfields.co.uk/airfields/ham.html>



9.2.17 The surrounding land uses are varied as befits an urban fringe area. These land uses include agriculture and horticultural nursery land (both in use and

disused), interspersed with medium scale areas of sub-urban housing, recreational land, and commercial and industrial development.

- 9.2.18 Agricultural land in the area immediately to the north-west of the site has historically been used for market gardening but is also subject to horse-keeping, within increasing areas of fields fenced out as paddocks with stable blocks.
- 9.2.19 The residential uses are focused to the south, east, and west of the application area. The Sydney Road Estate to the west was developed in the 1920s and 1930s; in contrast the housing estates at the edge of Hamble-le-Rice to the east were developed in the 1960s, with extensive redevelopment to the south in the 1990s.
- 9.2.20 Immediately to the north-east of the railway line are former restored mineral workings and landfill, and to the east along Satchell Lane is a caravan / static home site; to the south of Hamble-le-Rice is a large-scale commercial development including the Hamble Oil Refinery; further to the south is the much larger extensive Fawley Oil Refinery.
- 9.2.21 Recreational land is interspersed with the residential areas in the form of play areas and sports grounds to the south-east; in addition, a significant area of Parkland to the west accommodates the Royal Victoria Park, and both the Hamble River and Solent Water are well used by both commercial and leisure craft.

Settlements

- 9.2.22 The area in the immediate vicinity south and south-east of the application area is well populated; this is due to its location within an urban fringe landscape. Properties that could potentially be affected by the proposals include:
- (a) Properties within Hamble-Le-Rice, including the new housing estate established in the 1990s (including Tutor Close and Astral Close).

- (b) Properties along Hamble Lane south of the railway, including Hamble Primary School.
- (c) Properties along Satchell Lane, including The Hamble School north of the railway.
- (d) Properties along Hamble Lane north of the railway.

Infrastructure

- 9.2.23 There are no major roads in the immediate vicinity of the site, however the M27 corridor is set 2.3km to the north-east. The motorway corridor is audible but not visible. The local road network includes Hamble Lane to the west, Satchell Lane to the east, and a network of estate access roads to the south. The proposed quarry will be accessed via a haul road onto Hamble Lane.
- 9.2.24 The West Coastway Railway line (Portsmouth to Southampton) forms the northern boundary of the site, in cutting approaching Hamble Station; this is principally a local / commuter train line, as well as carrying freight and some longer distance services.
- 9.2.25 High pressure underground fuel pipelines lines run north south along the eastern limits of the site, within the application area.

Surface Water and Hydrology

- 9.2.26 The application area has no surface water features, but as a localised level plateau highpoint, it is identified as forming part of seven surrounding surface water catchment areas.
- 9.2.27 The water table levels within the River Terrace Deposit assessed since 2019 are found to be at maximum of 20.35mAOD in the north-east of the site, grading down generally southwards to a minimum of 12.36mAOD in the south-east of the site.

- 9.2.28 The main surface water feature of the area is the extensive Solent Estuary, with the tributary Hamble Estuary; other drainage features in the locality include a network of streams and surface water drains.

Recreation and Amenity

- 9.2.29 A public footpath (Hamble Footpath No.1) follows the eastern boundary of the application area from the playing fields in Hamble south-east of the site, to Satchell Lane at the north-eastern corner of the site. There is a further footpath away to the north-east, and both paths form the Strawberry Way Walk between Hamble and Bursledon.
- 9.2.30 A public footpath runs along the line of the former railway, at the northern edge of Hamble; in addition, there is a footpath at Warsash which follows the eastern bank shoreline of the Hamble Estuary. There are no other public rights of way in the vicinity that would be affected by the proposals.
- 9.2.31 Designated recreational land within the surrounding area includes play areas and recreational grounds within the residential areas of Hamble to the south-east and the Police College to the west, and allotment gardens south-west of Hamble Lane and north of the primary school.

Flora and Fauna

- 9.2.32 The principal vegetation and landscape features of the site and surrounding areas have been outlined in the above paragraphs 9.2.8 - 9.2.12 inclusive.
- 9.2.33 A full ecological assessment has been made as part of the ES accompanying the planning application (Chapter 10). The proposed operational and extraction areas have no outstanding features of nature conservation interest; however, provision will be required for reptile mitigation measures within the proposed operational and restoration schemes.

- 9.2.34 There are nationally designated nature conservation sites within the immediate vicinity of the site. These are outlined on Figure LVIA 1C and include The Southampton and Solent Water SPA and Ramsar, The Solent Maritime SAC, Lincegrove and Hacketts Marshes and Lee on the Solent to Itchen Estuary SSSIs, and the Mercury Marshes Local Nature Reserve.
- 9.2.35 There are non-statutory designated nature conservation sites in the locality, the nearest being the Badnam Copse SINC set 65m north-east of site, and Mercury Marsh South SINC located 226 metres to the south-east, Mercury Marina Saltmarsh SINC located 340 metres to the east, West Wood (Royal Victoria Country Park) SINC located 255 metres to the west and Mallards Moor SINC located 375 metres to the north-east.

Archaeology, Historic Land Use and Cultural Factors

- 9.2.35 A Cultural Heritage Assessment has been undertaken to accompany this planning application (Chapter 11). Figure LVIA 1C indicates the Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens within the immediate locality.
- 9.2.36 There are no Grade I Listed Buildings in the vicinity of the site. Grade II* Listed Buildings in the vicinity of the site comprise the churches at Hamble to the south-east, at Hound to the north-west and Sydney House to the south-west – all are set over 500m from the application area; in addition, the former Hospital Chapel within Royal Victoria Park set 1.0km from the application boundary is also Grade II* listed.
- 9.2.37 Grade II Listed Buildings and Conservation Areas in the vicinity of the site include:
- The listed Buildings at the core of the Hamble Conservation Area (boundary of Conservation area set 160m minimum to the south-east of

the application area), the nearest listed building is set a minimum of 450m from the application area.

- Hound Manor set over 500m north-west from the application area.
- The listed Buildings within Royal Victoria Park – including Victoria House (over 500m from the application area).
- Listed buildings at Hamblecliffe House, 850m south-west of the application area.
- The listed Buildings at the core of the Old Bursledon Conservation Area (boundary of Conservation area set 50m minimum to the north-east of the application area), the nearest listed building is set a minimum of 980m from the application area.

9.2.38 The Royal Victoria Park Registered Park and Garden is located a minimum of 160m from the application area.

9.2.39 The 1892-1914 Series 1:2500 Ordnance Survey Plan for the site can be viewed at <https://maps.nls.uk/geo/explore/side-by-side/>. This clearly showed the existing route of Hamble Lane to the west and Satchell Lane to the east, and the then Netley -Fareham railway to the north, with footpaths through the fields south-west (partially aligned with the existing path along the former railway) and east of the proposed application area.

9.2.40 The north of the site was split into two medium sized sub-rectilinear fields, with a larger field to the south with irregular shape and linear hedgerows; the field areas were more than 24 acres (10 hectares and more). The field areas off-site (now 1990s housing) further south to Hamble village were smaller and more irregular in shape.

9.2.41 Dwellings were principally limited to the core of Hamble village, consisting of an intermix of cottages, farms, orchards, and larger houses with extensive

grounds, but with the beginnings of linear terraced cottages and houses along both Hamble and Satchell Lane. Contrasting with the inland agricultural areas were the estuary interface with boat houses and boatyards, oyster beds and lobster pools, moorings and saltings,

- 9.2.42 There was extensive parkland to the south-west (Sydney Lodge) and west (Royal Victoria Hospital), and parkland / woodland belts extended along Hamble Lane west of the application area. The River Hamble corridor to the west had extensive saltmarsh and reed areas, with Hamble Green and Hamble Common further to the south of Hamble village. Badnam Copse formed an extensive woodland backdrop to the north-east.

Landscape Character

- 9.2.43 The character of the landscape is composed of a number of different elements. These are essentially:
- Landform – the underlying geology affecting surface topography.
 - Land cover – vegetation and land use patterns; and
 - Landscape Elements – buildings and structures, hedgerows, and individual trees.

The component parts and their relationship to one another define the landscape character.

- 9.2.44 The Countryside Commission and English Nature published a broad landscape character key to England (December 1996), defining areas in terms of their landscape, wildlife, and natural features. The approximate boundaries of these areas are shown on their character map. To accompany each area, the Countryside Agency produced a summary description of character, an outline of the main nature conservation and landscape features, and proposals for future management and conservation. In September 2009, the Landscape Character Areas had their profiles updated.

(<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>). The application site lies within the South Coast Plain (126) National Landscape Character Area.

9.2.45 In addition, Hampshire County Council and Eastleigh District Council have further developed the work of the Countryside Agency by subdividing this broad Character Area into Landscape Character Types (found across the County) and more local Landscape Character Areas (outlining the balance of Landscape Character Types found within a local area) to describe the diversity of the landscape. The application site lies within the **9d: Netley, Bursledon & Hamble Coastal Plain** Landscape Character Area (LCA), at the eastern margins of the floodplain where it interfaces with the **3d Hamble River Valley** LCA to the east (refer to Figure LVIA 1D), as identified in the Hampshire County Integrated Character Assessment (2010).

9.2.46 The Key Characteristics of the 9d: Netley, Bursledon & Hamble Coastal Plain are:

- Level or gently undulating landform with gentle slope to coastline.
- Mixed farmland, predominantly market garden and equestrian use with medium to large geometric fields in the vicinity of the site.
- Wooded coastal and estuary margins, small, wooded stream valleys, and parkland woods contrast with open farmland.
- Large, nucleated villages with modern developments give a suburban feel, scattered farms.
- Minor roads and lanes, but busy with slow moving traffic.
- Views over Southampton Water.

- Victoria Park set within designed grounds.
- Former sand and gravel and landfill restored sites.

9.2.47 The Forces for Change identified within the Hampshire Integrated Character Assessment for the Netley, Bursledon & Hamble Coastal Plain are:

1. New development – possibly small-scale urban infill and extensions.
2. Mineral Extraction.
3. Pressure from urban fringe use related activities.
4. Recreation pressures.
5. Climate change and coastal processes in particular sea level rise and increase in frequency of storms.

9.2.48 Mineral extraction as a force for change is identified as a potential direct impact on the key qualities of

- (a) the attractive waterside views over the Southampton Water, and parts of the Hamble valley with Royal Victoria Country Park being a particular focus for access; particularly where restoration sites are discordant with the natural topography and affect formerly open views from the natural surrounding levels; and
- (b) the waterside landscape of the Solent and Southampton Water SPA, forming part of the developmental pressures, but does present the opportunity for compensatory habitat creation.

9.2.49 The Key Characteristics of the 3d: Hamble River Valley, adjacent to the application area are:

- Strong, well defined valley landform.

- Dense semi-natural woodland to valley sides and tops.
- Distinctive yachting character provided by large marinas and boat moorings.
- Large, detached dwellings set within substantial gardens and mature woodland along the crest of the valley.
- Recreational and conservation use.
- Historic maritime environment.

9.2.50 The general landscape types in the locality of the application site include:

- Open Coastal Plain (the application area and land north of the railway).
- Enclosed Coastal Plain (Royal Victoria Park to the west).
- Lowland Heath Mosaic Associated to the north-east.
- Settlement envelopes of Hamble to the south, Netley to the north-west, and Bursledon to the north.
- Intertidal Estuary and Harbour of Hamble River and the Solent.
- Harbour Channels of Hamble River and the Solent

9.2.51 A considerable part of the area away to the north-east has been worked for sand and gravel and restored to areas of woodland or low intensity pastoral use, with a greater degree of horse keeping. Fragmentation of the wider landscape has been further compounded by the establishment of the M27 corridor and continuing residential development.

9.2.52 Field boundaries are generally linear, with woodland patterns more curvilinear, following the lines of the small valley features. The greater part of the pastoral land within this locality is located north of the railway and has medium to large

regular field pattern, marked by post and wire fences with remnant and gappy hedgerows separating the field parcels. Many of the fields are horse grazed; a small proportion of the field areas are used for market gardening, which is declining steadily within the locality.

- 9.2.53 The area immediately to the west is well wooded and less densely populated, with a school and linear residential development along Hamble Lane, and the Country Park setting of the Royal Victoria Park beyond; long established residential areas around the site tend to have mature gardens which are often outgrown, adding to the local sense of enclosure.
- 9.2.54 Hamble, Netley and Bursledon are sizeable village settlements within the locality, and this is coupled with busy local roads, the railway, the proximity to Southampton Airport flightpaths and a heavily used wider motorway network.
- 9.2.55 Therefore, despite the mature landscape with its historic parkland to the west and views to the estuaries glimpsed through the valley side woodlands, both the degree of tranquillity and the overall landscape quality of the surrounding area are variable.

9.3 Methodology

Previous Assessment Stages

9.3.1 None have been identified.

Legislation and Planning Policy - Landscape

9.3.2 There are no internationally designated sites close to the application area, and no part of the site is designated as an SSSI, NNR, AONB or National Park.

9.3.3 There are no nationally designated sites for landscape within the vicinity of the application area, but there are nationally designated nature conservation sites - The Southampton and Solent Water SPA and Ramsar, The Solent Maritime SAC, and Lincegrove and Hacketts Marshes and Lee on the Solent to Itchen Estuary SSSIs, together with the Mercury Marshes LNR. There are several non-statutory designated sites within 2km of the site, the nearest being Badnam Copse SNCI (0.1km west of site).

9.3.4 The application site does not lie within any areas of local landscape or nature conservation importance.

9.3.5 The National Planning Policy Framework promotes the conservation and enhancement of the natural environment and good design, ensuring that developments respond to local character and are visually attractive, because of good landscape design.

9.3.6 This proposed sand and gravel extraction site is an allocated site within the Hampshire County Council Mineral and Waste Plan 2013. Policies relevant to the landscape of the application site include Policies 5, 7, 8 and 9.

9.3.7 Policy 5 (Protection of the Countryside) requires that minerals and waste development in the countryside will be expected to meet highest standards of

design, operation, and restoration, and should be subject to a requirement that it is restored in the event it is no longer required for minerals and waste use.

- 9.3.8 Policy 7 (Conserving the historic environment and heritage assets) requires that minerals and waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites, including assets found in the environs of the application site - listed buildings, conservation areas and registered parks and gardens. Minerals and waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.
- 9.3.9 Policy 8 (Protection of soils) requires that minerals and waste development should protect and, wherever possible, enhance soils and should not result in the net loss of best and most versatile agricultural land. Minerals and waste development should ensure the protection of soils during construction and, when appropriate, recover and enhance soil resources.
- 9.3.10 Policy 9 (Restoration of minerals and waste developments) is the key policy for the long-term landscape impact of the development; this states that *“Temporary minerals and waste development should be restored to beneficial after-uses consistent with the development plan. Restoration of minerals and waste developments should be in keeping with the character and setting of the local area and should contribute to the delivery of local objectives for habitats, biodiversity, or community use where these are consistent with the development plan. The restoration of mineral extraction and landfill sites should be phased throughout the life of the development.”*
- 9.3.11 The Restoration Statement within the Hamble Minerals and Waste Allocation suggests restoration for grazing, nature conservation, open space, public access, and woodland after-uses. The proposed landscaping scheme therefore

includes a balance of low-key agricultural grazing land with features for nature conservation including new connecting woodland belts along the northern boundary, together with public access retained and extended around the peripheries of the site on a permissive basis.

9.3.12 The development considerations relevant to landscaping and restoration will principally comprise:

- Conservation of existing mature vegetation and hedgerows on site, and provision of additional biodiversity features and habitats to improve Green Infrastructure
- Protection of the amenity of nearby residential properties and heritage assets
- Provision of improvements to the Public Rights of Way Network
- Protection of water quality and recharge of the underlying aquifer, groundwater, and surface water, together with improvements to Blue Infrastructure

9.3.13 The following measures will therefore be incorporated as part of the final restoration proposals:

- Hedgerows conserved or created at the site boundaries both at the outset of the development, and at final restoration
- Grassed soil screen mounding to adjacent properties and rights of way for duration of site operations
- Hydrological mitigation measures such as surface water drainage infiltration zones incorporated where required.

9.3.14 Landscape Policies within the Eastleigh Borough Plan relevant to Landscape include policies 18 CO, 19 CO and 20 CO.

- 9.3.15 Policy 18.CO states that development which fails to respect or has an adverse impact on the intrinsic character of the landscape, will be refused.
- 9.3.16 Policy 19.CO states that development in the countryside or in urban areas will be refused if it would result in the loss of, or damage to locally important features in the landscape, such as water courses, ponds, and lakes. Where the Council is satisfied that the loss or reduction of a feature is fully justified, it will require appropriate replacement features to be included in the proposals.
- 9.3.17 Policy 20.CO requires that in the areas identified for landscape improvements, as shown on the Proposals Map, proposals which would prejudice such improvements or which in themselves would be detrimental to the quality of the landscape in these areas, will not be permitted. Developers' willingness to contribute towards landscape improvements will be a material consideration in the assessment of planning applications. Of relevance to the application area are the following potential environmental improvements:
- i. achieve the removal or amelioration of eyesores such as derelict buildings, dilapidated fences and unauthorised signs;
 - ii. improve and bring into positive use derelict, disused, underused and de-graded land.
 - iii. improve the landscape along major transportation corridors;
 - iv. improve and reinforce boundaries between built-up and green areas and link these areas through appropriate landscape treatment;
 - v. plant trees and shrubs, tree groups and hedgerows on expanses of open land in order to improve visual amenity, whilst acknowledging the need to avoid blocking important long views;

Assessment Methodology – Landscape Effects

Landscape Sensitivity

9.3.18 The landscape assessment has been prepared with reference to “Guidelines for Landscape and Visual Impact Assessment” (3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment. The criteria for assessing a receptor’s visual sensitivity are outline below in Table 9.1.

Determining Landscape Impact Magnitude

9.3.19 The criteria for assessing magnitude of impact are outlined below in Table 9.2. If an impact magnitude is negative, then the resulting effect is described as adverse; if an impact magnitude is positive the resulting effect is classed as being beneficial. In this chapter any significance of effect that is defined as being moderate adverse/beneficial or greater is defined as being significant.

Table 9.1 Methodology for Assessing Sensitivity of Landscape Receptors

| Sensitivity | Example of Receptor |
|-------------|--|
| High | <ul style="list-style-type: none"> • High Standard of management • Strong Structure – balanced landform, land cover, unified with fabric intact • Few or no detracting features • Within a Nationally Designated Landscape |
| Medium | <ul style="list-style-type: none"> • Moderate Standard of management • Recognisable Structure, with basic framework intact • Some detracting features • Within a Locally Designated Landscape |
| Low | <ul style="list-style-type: none"> • Poor Standard of management • Fragmented Structure • Frequent detracting features • Within a locally valued landscape |

| Sensitivity | Example of Receptor |
|-------------|---|
| Negligible | <ul style="list-style-type: none"> • Lack of management • Structure not apparent • Detracting features dominate • Within a landscape identified for improvement |

Table 9.2 Assessing Magnitude of Impact for Landscape Receptors

| Impact Magnitude | Typical Criteria Descriptors |
|------------------|--|
| Negligible | <ul style="list-style-type: none"> • Effect on character may be unnoticeable • Feature or element not physically affected, only their setting • Impacts on view for less than 25% of project timescale |
| Low | <ul style="list-style-type: none"> • Character slightly affected • Perceptible within site boundary only • Features or elements only slightly affected Impacts on view for less than 50% but more than 25% of project timescale |
| Medium | <ul style="list-style-type: none"> • Character moderately affected • Perceptible in local context • Features or elements completely removed yet replaced later as part of the restoration scheme • Features or elements only partly affected • Impacts of view for more than 50% but less than 75% of project timescale |
| High | <ul style="list-style-type: none"> • Character extremely affected • Perceptible at district level • Features or elements completely removed and not replaced as part of the restoration scheme • Impacts of view for more than 75% of project timescale |

Determining Significance and Nature of Landscape Effects

9.3.20 The significance of effect is determined by combining the magnitude of impact with the sensitivity of the receptor as indicated in Table 9.3 below.

Table 9.3 Significance of Landscape Effects Matrix

| Sensitivity of Receptor (See Table 9.1) | Magnitude of Impact (See Table 9.2) | | | |
|--|-------------------------------------|------------------|---------------|----------------------|
| | High magnitude | Medium magnitude | Low magnitude | Negligible magnitude |
| High | Major | Major | Moderate | Minor |
| Medium | Major | Moderate | Minor | Neutral |
| Low | Moderate | Minor | Neutral | Neutral |
| Negligible | Minor | Neutral | Neutral | Neutral |

9.3.21 If an impact magnitude is negative then the resulting effect is described as adverse; if an impact magnitude is positive the resulting effect is classed as being beneficial. In this chapter any significance of effect that is defined as being moderate adverse/beneficial or greater is defined as being significant.

9.3.22 Table A attached to this report shows a matrix for the **9d: Netley, Bursledon & Hamble Coastal Plain** Landscape Character Area; the matrix combines *landscape sensitivity* for with the *magnitude of impact* upon that landscape character to give the *landscape impact significance* for each phase of the development – operational, restoration and post-restoration.

Assessment Methodology – Visual Effects

- 9.3.23 The visual assessment has been prepared with reference to “Guidelines for Landscape and Visual Impact Assessment” (3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 9.3.24 In order to establish the likely viewpoints into the site, Zone of Theoretical Visibility (ZTV) has been established for the site using LSS modelling software as follows:
- (a) Using OS Panorama data at a grid of 50m, a 3-dimensional Digital Terrain Model (DTM) of the surrounding topography has been created.
 - (b) Into this wider model the proposed site extents and detailed topographic model have been added.
 - (c) From the set of points at existing ground levels within the application site boundary, the LSS software has calculated the intervisibility between the site and its surrounding topography. The resulting limits of this zone are identified on the Figure LVIA 2A.
 - (d) Figure LVIA 2A illustrates the potential ZTV for the development at up to 3km from the site; areas shaded blue has potentially the least exposure to views of the development; areas shaded green has potentially moderate exposure to views of the development; areas shaded brown has potentially the greatest exposure to views of the development.
- 9.3.25 The resulting ZTV should be regarded as an approximation of the extent of potential views into the site only, as:
- There may be minor discrepancies between the detailed and more accurate survey for the site, and the more widely spaced levels of the OS dataset (in places up to 0.5-1.0m). This may mean that parts of the

surrounding landscape topography have a greater or lesser screening effect.

- The intervisibility takes no account of existing mature vegetation features (woodlands, hedgerows, and gardens) or built development (dwellings, farm buildings and commercial developments) within the wider landscape which would further obscure views.

9.3.26 In order to establish the possible viewpoints into the application area, site visits have been carried out within the locality to:

- Determine views out of the site to identify properties, settlements, highways, public rights of way and other vantage points from which views are possible; and
- Identify the extents of view into the site from publicly accessible vantage points.

9.3.27 Figure LVIA 2B attached to this report identifies the photographic viewpoints referred to in the text and the likely viewpoints into the application area. There are likely to be two types of visual effect:

- (i) Views into the working area (temporary and transient effects); and
- (ii) Changes in landscape character of the vicinity upon restoration (permanent effects).

9.3.28 In order to fully assess the permanent visual effects of the proposed development, and to determine its effects on the surrounding landscape, a visual impact survey has been undertaken to identify the current views into and out of the site and to assess the significance of these views.

9.3.29 Viewpoints that are not accessible to the public, for instance privately owned fields without public footpaths, have not been included in this assessment.

9.3.30 Topography, vegetation and public access to vantage-points limit potential views of the site. Depending on the proximity, elevation and extent to which views are restricted and interrupted, it is possible to categorise the views.

For example:

- A major view is one that is open, close, and extensive with little or no interruption of the view by intervening vegetation or other screening; it will also be effective over the greater part of the project timescale.
- A moderate view is one that is obscured due to intervening changes in landform, vegetation, or other development; it will also be effective over a significant part of the project timescale; and
- A minor view is one that is minimal or glimpsed due to better screening, or a distant view, which may merge into the wider landscape; it will also be effective over a lesser part of the project timescale.

9.3.31 Mature, dense vegetation such as an outgrown hedge will afford lesser views into a site than a less well-maintained hedge that allows filtered views.

Receptor Visual Sensitivity

9.3.32 The criteria for assessing a receptor’s visual sensitivity are outlined below in Table 9.4.

Table 9.4 Methodology for Assessing Sensitivity of Visual Receptors

| Sensitivity | Example of Receptor |
|-------------|--|
| High | <ul style="list-style-type: none"> • Residential Property • Schools and Hospitals • Pedestrian users of recreational paths • Outdoor Recreational Establishments • Within a Nationally Designated Landscape |

| Sensitivity | Example of Receptor |
|-------------|--|
| Medium | <ul style="list-style-type: none"> • Road Users (slow roads, 30mph or less) • Occupiers of Commercial Property • Within a Locally Designated Landscape • Transient residential receptors such as users of hotels |
| Low | <ul style="list-style-type: none"> • Road users (faster roads, 30-50mph) • Rail Route • Within a locally valued landscape |
| Negligible | <ul style="list-style-type: none"> • Road users (50mph+ and motorways) • Within a landscape identified for improvement Assets with very little or no surviving cultural heritage interest |

Determining Visual Impact Magnitude

9.3.33 The criteria for assessing magnitude of impact are outline below in Table 9.5. If an impact magnitude is negative, then the resulting effect is adverse; if an impact magnitude is positive the resulting effect is classed as being beneficial.

9.3.34 In this chapter any significance of effect that is defined as being moderate adverse/beneficial or greater is defined as being significant.

Determining Significance and Nature of Visual Effects

9.3.35 The significance of effect is determined by combining the magnitude of impact with the sensitivity of the receptor as indicated in Table 9.6 below.

9.3.36 Table B at the end of this report identifies and describes the individual standpoints from which views are possible into the application area, their sensitivity, sources of impact and impact significance with and without proposed mitigation.

9.3.37 Figure LVIA 2B details significance of visual effects from the identified possible viewpoints. Figure LVIA 2C details the visual analysis sections taken through the site from selected surrounding viewpoints to illustrate the effects of topography, vegetation cover and distance on the potential views into the site development.

Table 9.5 Assessing Magnitude of Impact for Visual Receptors

| Impact Magnitude | Typical Criteria Descriptors |
|------------------|--|
| Negligible | <ul style="list-style-type: none"> • Very minor change in view • Distance makes change virtually indistinguishable • Very small part of the view • Very good natural screening • Advance planting / mitigation will screen development • Feature or change may go unnoticed • Impacts on view for less than 25% of project timescale |
| Low | <ul style="list-style-type: none"> • Minor change in view • Distance reduces effect - background • Small part of the view • Good natural screening • Advance screen planting / mitigation will be of substantial benefit • Indirect – not main focus of view • Impacts on view for less than 50% but more than 25% of project timescale |
| Medium | <ul style="list-style-type: none"> • Moderate change in view • Mid-ground • Lesser part of the view • Some natural screening |

| | |
|------|--|
| | <ul style="list-style-type: none"> • Advance screen planting / mitigation will be of some benefit • Oblique – impacts on main focus of view • Impacts of view for more than 50% but less than 75% of project timescale |
| High | <ul style="list-style-type: none"> • Major change in view • Proximate - foreground • Substantial part of the view • Lack of significant natural screening • Will not benefit from advance screen planting • Direct – impacts on main focus of view • Impacts of view for more than 75% of project timescale |

Table 9.6 Significance of Visual Effects Matrix

| Sensitivity of Receptor (See Table 9.4) | Magnitude of Impact (See Table 9.5) | | | |
|--|-------------------------------------|------------------|---------------|----------------------|
| | High magnitude | Medium magnitude | Low magnitude | Negligible magnitude |
| High | Major | Major | Moderate | Minor |
| Medium | Major | Moderate | Minor | Neutral |
| Low | Moderate | Minor | Neutral | Neutral |
| Negligible | Minor | Neutral | Neutral | Neutral |
| | | | | |

9.4 Baseline Environment

Landscape Baseline

- 9.4.1 The surrounding landscape character is of a level Coastal Plain topography bisected by regular road and field patterns, and the West Coastway railway. The site is at the River Valley interface sloping down to the River Hamble estuary to the east with dense mature woodlands and is framed to the west by the semi-enclosed parkland of the Royal Victoria Park, and to the north former market garden land. The application land is derelict but retains a semi-rural feel and is set within a relatively busy urban fringe area, prone to sub-urban encroachment and fly tipping. The wider landscape setting is of moderate to low landscape quality.
- 9.4.2 The Hamble Airfield landholding landscape fabric is poorly managed, being ungrazed rank grassland with extensive clumps of bramble and other shrub scrub, with remnants of the former airfield buildings and structures. The perimeter chain-link fences are in a poor state of repair. The landscape is not designated at a national or local level and is likely to be locally valued only for its open nature and informal unauthorised recreational use.
- 9.4.3 There are some significant detracting features within the surrounding area, with the proximity to the rail corridor, the Southampton flight paths and more distant background traffic noise from the busy M27, A35 and other road corridors. Towards the coast there are frequent views of the oil refinery developments both at Hamble and the larger scale development at Fawley, across the Solent. The overall quality and condition of the landscape within both the application area and surrounding areas is low to moderate.
- 9.4.4 The ***Landscape Sensitivity*** for this semi-enclosed area is therefore ***Medium to Low***.

Visual Baseline

9.4.5 The views assessed are those from which public access may be possible and are as follows:

Settlements: Views of the application area are possible from:

- Properties along Hamble Lane (south of the West Coastway railway)
- Properties along Satchell Lane, including The Close
- Properties at the north edge of Hamble, including those along Tutor and Astral Close
- Properties along Hamble Lane (north of the West Coastway railway), including The Hamble School.

Definitive Rights of Way

- Footpath 1 along the eastern site boundary
- Footpath along the former railway beyond the southern site boundary
- Footpath along the eastern shoreline of the River Hamble estuary (Warsash)

Public Highways and Transport Routes

- Hamble Lane runs along the western site boundary.
- Satchell Lane runs along the north-eastern boundary.
- The West Coastway railway runs along the northern boundary

Heritage Assets

- Old Bursledon Conservation Area

- Hamble Le Rice Conservation Area.
- Listed Buildings in the vicinity of the site.
- Royal Victoria Park Registered Park and Garden

9.4.6 Viewpoints that are not accessible to the public, for instance privately owned fields without public footpaths, have not been included in this assessment.

9.5 Embedded Mitigation

- 9.5.1 To date, CEMEX quarry sites nationally have received several restoration awards from The Mineral Products Association (MPA) and its predecessors, the Quarry Products Association (QPA) and the Sand and Gravel Association (SAGA). More locally, the restoration and aftercare of the Blashford lakes complex, Ringwood was completed in 2011, and the Timsbury / Kimbridge workings completed in 2016.
- 9.5.2 CEMEX has current experience with the recreation of agricultural grasslands and nature conservation / amenity restoration at Hamer Warren Quarry, near Ringwood, and the nature conservation led restoration at West Heath, near Petersfield, West Sussex.
- 9.5.3 In order to minimise the impacts of the development, including those relating to landscape and visual issues, a number of mitigation measures have been incorporated into the scheme and are described below, along with their associated effects. These mitigation measures are also outlined on 21-08-HAMB-1717-P1-LAND.

Site Planning

- 9.5.4 Of the total application area of 60.04ha, only 42.0ha will be subject to mineral extraction and restoration. The remainder of the site will be used for landscape and ecological mitigation features (retained grasslands and temporary soil screen bunds), and the site access point onto Hamble Lane.
- 9.5.5 The location of the processing plant site has been carefully chosen to maximise its distance from as many of the surrounding properties as possible. The overall height of the mineral processing plant will be 9.2m, rather than the usual maximum height of 11.5m of a standard CEMEX processing plant.

- 9.5.6 Material from the extraction area will be taken to the plant site for processing by conveyor route, with temporary short-term haul routes for placement of restoration materials which will be in place for extraction and restoration operations.
- 9.5.7 The phasing of both the mineral working and the infilling of selected parts of the site has been designed to form a progressive sequence of working and restoration operations, which should minimise the area of land undergoing mineral working.
- 9.5.8 At the same time, the phased replacement of stored and stripped soils will ensure that both the agricultural land and the conservation features are reinstated to maximise potential quality for the establishment of agriculture and other habitats respectively.

Buffer Zones – Habitat Mitigation

- 9.5.9 The proposed quarry working zone will include a substantial ‘stand-off’ area around its perimeter (refer to MOW and site restoration plans) and this will be utilised to maximum effect as mitigation habitat (ecological buffer) throughout the duration of the works. These will also provide a landscape buffer between the operation quarry development and its surroundings. The strategy regarding the ‘stand-off’ areas will be to implement the site restoration plan in these parts of the site at the very outset of the project. This will include the following:
- Retention and management of rough grassland (largely in the south of the site).
 - Retention and enhancement of existing grassland along the eastern and north-eastern boundaries via implementation of suitable management regime.
 - Clearance, retention, and planting of native scrub stands.

- Retention and enhancement of existing native hedgerows along the north and north-east boundaries.
- Planting of a new species-rich native hedgerow along the south-east boundary, incorporating existing mature and semi-mature pedunculate oak trees.
- Retention and enhancement of existing stands of broadleaved woodland in the north-west of the site, together with new woodland planting in this area of the site connecting with and extending the existing stands of retained woodland.
- All retained hedgerows and areas of woodland will be suitably protected during site preparation and operation by installing protective fencing along the root protection zones from the project outset, in accordance with British Standards Institute guidelines (BSI, 2012).
- Installation of features to benefit wild fauna, including log and brushwood piles, deadwood habitat ('loggeries') for invertebrates, artificial hibernacula (primarily for reptiles), bat roosting boxes, and bird nesting boxes.

Screening Measures

- 9.5.10 The existing site is already very well screened by existing vegetation, particularly outgrown boundary hedgerows, woodlands and the extensive belt of advance planting carried out to the south of the site against the newer housing developments. Existing landscape and ecological features will be retained and managed to maximise screening of the site.
- 9.5.11 As part of the application area proposals, soil storage mounds will be placed at the site boundaries or phase margins; these will be created from the initial site development works involving soil stripping for the plant site construction and

lagoon system creation, as well as the first phase of working, and the resulting soils will be needed for the final site restoration works for the plant site, lagoons and last phase of mineral working.

- 9.5.12 The stored soil mounds will be 3.0 – 5.0m high and placed to maximise their acoustic and visual screening potential. It is likely that the mounds, as they extend around the entire operational perimeter for the duration of the working will serve to minimise most views into the operational area. The locations of the proposed soil storage mounds are shown on the Method of Working drawing sequence which form part of the application documents.
- 9.5.13 Possible views into the application area have been identified, described, and categorised once the embedded mitigation measures are considered in Section 9.6 of this report. For these viewpoints, additional landscape and visual screening measures are proposed as set out in Section 9.7.

Landscaping Measures

- 9.5.14 As part of the ecological mitigation proposals for the site, additional planting will be undertaken at the site boundaries and over areas of restored land to provide habitat for both protected species (eg.: birds and reptiles) and for a wide range of other species found locally. These areas will be created during the winter prior to commencement of extraction and will also strengthen the existing landscape framework and contribute to screening of the site.

9.6 Likely Significant Environmental Effects

Operational Phase (Extraction and Restoration) - Landscape Effects:

- 9.6.1 The surrounding landscape character has been identified as part of the **9d: Netley, Bursledon & Hamble Coastal Plain** Landscape Character Area (LCA), at the eastern margins of the floodplain where it interfaces with the **3d Hamble River Valley** LCA to the east. It is a mainly level Coastal Plain plateau topography bisected by regular road and field patterns, and the West Coastway railway. The site is at the River Valley interface sloping down to the River Hamble estuary to the east, with dense mature woodlands and is framed to the west by the semi-enclosed parkland of the Royal Victoria Park, and to the north by former market garden land. The application land is derelict and is set within a relatively busy urban fringe area, prone to sub-urban encroachment and fly tipping. The landscape baseline is of moderate to low landscape quality. The development proposals will have both a short term “transitory / temporary” and longer term “permanent” effect upon the landscape.
- 9.6.2 In the short term, the development will temporarily alter the surrounding landscape character, with the establishment of a temporary mineral processing plant site for seven years, the establishment of peripheral temporary soil storage and screen mounds, internal conveyor and haul routes and areas of mineral extraction and infilling, being followed by restoration on a phased basis which will progress rapidly across the site due to the relatively shallow nature of the deposit.
- 9.6.3 For the parts of the site which will be operational for the entire duration of the development (site access, haul route, plant site and lagoons) the **Magnitude of Impact** is **High**, and the landscape effects will be perceptible within a local context; for the wider soil storage mound areas, extraction, and restoration parts of the application area, this will be seen principally within a very local

context or within the site boundaries only and the *Magnitude of Impact* is *Medium to Low*.

- 9.6.4 Throughout the duration of the working, significant areas of the site will remain as grassland, either awaiting extraction, or being re-instated to grassland and woodland belts. The expected duration of the site mineral working and post-extraction restoration by infilling is expected to be in the order of 13 years, with an additional 5 years of post-restoration aftercare.
- 9.6.5 Plan 21-08-HAMB-1717-P1-LAND summarises the vegetation features within the site to be retained as part of the site proposals.
- 9.6.6 Trees around the application area have been surveyed under the standards set out in BS5837:2012 (Trees in Relation to Construction) to categorise the mature vegetation features in terms of their size, condition, and therefore likely remaining duration of landscape contribution, and to identify suitable Root Protection Zones; this information is detailed in the Arboricultural Impact Assessment. Any dead, dying, or dangerous trees which will require attention as part of the development proposals are also identified. A narrow corridor through the existing tree line east of Hamble Lane will be removed to facilitate access.
- 9.6.7 The mineral development is a temporary and reversible effect, but a very small proportion of features will be completely removed. A total of 3 mature trees (identified as T5, T6 and T7) will be removed as part of the application proposals, together with a small part of the tree grouping G8 (Oak, Ash, Silver Birch and Sycamore) and the scrub blocks G4 (Crab Apple, Willow, Field Maple, and Oak) in the south-eastern corner of the site. No trees of Category A (most important) status will be affected by the proposals.
- 9.6.8 The 3 trees to be removed lie within the narrow short access corridor through the woodland and scrub strip at the western boundary of the site; and will be

removed at the outset of the development, comprising 1 Category B1 (moderate importance) Sycamore tree of 16m high, and 2 Category C1 (lower importance), comprising a 15m high Oak (in decline) and a 20m high Sycamore.

- 9.6.9 The landscape contribution of the individual trees and tree groups to be removed is variable. The working and restoration scheme for the site has been designed to retain and protect the majority of mature trees and the existing boundary hedgerows. These retained features will be protected for the duration of the development with timber post and wire fencing.
- 9.6.10 As indicated on Table A, the short-term temporary effects upon the landscape character will be of **Major-Moderate adverse significance** for the plant site, access and haul route and **Moderate-Low adverse significance** for the soil storage, extraction, and restoration areas.

Operational Phase (Extraction and Restoration) – Visual Effects

Major Adverse Views

- 9.6.11 Direct, open, proximate, extensive, or prolonged views of the application area from properties and public rights of way are mainly limited to the proposed soil storage mounds at the operational periphery.

Moderate Adverse Views

- 9.6.12 Oblique, more distant, filtered, glimpsed, less extensive or medium-term views are obtained from:

(a) Properties along Hamble Lane (south of Railway)

- 9.6.13 These properties located west of the site are two-storey residential units set at 21.0mAOD with direct proximate views of the central part of the application area (Phases 2 and 3); oblique views of the proposed plant site and more distant views of Phases 4, 5 and 6 from upper storeys only; views restricted by garden

vegetation and fencing. The most proximate viewpoint is No.108 Hamble Lane, with its curtilage located 6m from the application boundary and 60m from the extraction area; the dwelling is located 12m minimum from the application boundary and 100m minimum from the extraction boundary (refer to Photosheet 6).

(b) Properties along Satchell Lane

- 9.6.14 These properties located east of the site are generally two and three-storey residential units set downslope from the application area, at levels between 11.0-15.0mAOD with ground floor views restricted by topography, garden fence and hedgerow vegetation; direct views from uppermost stories into site, partially screened or filtered by fencing and boundary vegetation. One of the most proximate viewpoints is No.3 The Close, with its curtilage at the application boundary and 90m from the extraction area; the dwelling is located 10m minimum from the application boundary and 100m minimum from the extraction boundary (refer to Photosheet 3).

(c) Hamble Public Footpath No 1, part of “Strawberry Way”

- 9.6.15 This public right of way is set at the eastern site boundary and is 60m minimum from the extraction boundary. It lies within a partially fenced out and scrub-lined corridor at around 20mAOD with short lengths with more open views into the eastern part of the application area (Phases 4 and 5) where lines of scrub are gappy (refer to Photosheets 2 and 3). Other views from this path will be of a more Minor significance.

(d) Hamble Lane

- 9.6.16 This Public Highway is set at the western site boundary within a mature tree lined corridor at around 20mAOD, with short lengths at the site access point where there will be more open views into the western part of the application area with glimpses of the plant site. Other views from this road will be of a more

Minor significance with generally limited views of the western part of the application area restricted by mature boundary woodland scrub vegetation (refer to Photosheet 6).

Minor Adverse Views

9.6.17 Glimpsed, distant, or short-term views of small sections of the site may be possible from:

(a) Properties along Satchell Lane

9.6.18 These properties located east of the site are generally two and three-storey residential units set downslope from the application area, at levels between 11.0-14.0mAOD with ground floor views restricted by topography, garden fence and hedgerow vegetation; direct views from uppermost stories into site, partially screened or filtered by fencing and boundary vegetation. A typical viewpoint would be No.81 Satchell Lane, with its curtilage 30m from the application boundary and 110m from the extraction area; the dwelling is located 40m minimum from the application boundary and 125m minimum from the extraction boundary.

(b) Spitfire Way Playground, Hamble

9.6.19 Set south of the application boundary, and 50m minimum from the proposed extraction area, this public recreation ground comprising playing fields, court areas and single storey pavilion (pavilion orientated away from application area) is set downslope from the site at levels between 16.0-19.0mAOD with views into Phase 4 of the application site limited by changes in topography and maturing scrub vegetation (refer to Photosheet 4).

(c) Properties along Satchell Lane (Wessex House, Wessex Manor and Wessex Bungalow)

9.6.20 The curtilages of these properties are set a minimum of 15m from the application boundary and 90m from the extraction boundary. Set a minimum of 50m north-east of the site and 120m minimum from the extraction boundary, these two-storey residential units set at 23.0mAOD have indirect, partial, and glimpsed but proximate views of the northern part of the application area (Phase 1) from upper storeys only; views substantially restricted by garden vegetation and fencing and mature hedgerows along the site boundaries (Refer to Photosheet 1).

(d) Properties at northern edge of Hamble (Tutor Close and Astral Close)

9.6.21 With curtilages set a minimum of 35m south of the application boundary and 95m minimum from the extraction boundary, these two-storey residential units set at 23.0mAOD have indirect, partial, and glimpsed but proximate views of the northern part of the application area (Phase 1) from upper storeys only; views substantially restricted by garden vegetation and fencing and mature hedgerows along the site boundaries (Refer to Photosheet 1).

(e) Properties along Hamble Lane (north of Railway)

9.6.22 With curtilages set a minimum of 55m north of the application boundary and 65m minimum from the extraction boundary, these two-storey residential units set at 21.0mAOD have oblique, partial and glimpsed but proximate views of the northern part of the application area (Phase 1) from upper storeys only; views substantially restricted by garden vegetation and fencing and mature woodland belts along the railway boundaries (Refer to Photosheet 7).

(f) The Hamble School, Satchell Lane (north of Railway)

9.6.23 The school comprises one and two storey school buildings set at around 22mAOD within grounds and playing fields, with partial and glimpsed, but proximate views of the northern part of the application area (Phase 1) from

upper storeys only; views substantially restricted by fencing and mature woodland belts along the railway boundaries.

(g) Footpath along southern edge of Hamble

- 9.6.24 This public right of way is set 25m from southern site boundary and 95m minimum from the extraction boundary, within a woodland-lined corridor at around 20mAOD. Views of adjacent Phase 3 limited by existing plantation vegetation; distant glimpsed winter views towards plant site from short lengths.

(h) Satchell Lane

- 9.6.25 This Public Highway north-east of the application area, is set a minimum of 25m from the extraction boundary and is set downhill from the application area, with generally limited views of the north-eastern part of the site; views filtered by mature hedgerow.

(i) Old Bursledon Conservation Area

- 9.6.26 Woodland and other open land section of the Conservation Area (no public access) is located to the north-east of the site, in proximity to Phase 1. The Conservation Area boundary is 50m minimum from application areas, and 115m minimum from the proposed extraction boundary. The application site is separated from the Conservation Area by Satchell Lane and associated roadside hedgerows, and residential development around Wessex House and Wessex Manor with mature garden vegetation providing a buffer.

(j) Hamble Conservation Area

- 9.6.27 The Village Conservation Area is located downslope to the south-east, 155m minimum from the application boundary, and 240m from the extraction area, in proximity to Phase 4. The application site is separated from the Conservation Area by extensive residential development and mature garden vegetation.

(k) Public Footpath, eastern shoreline of Hamble Estuary (Warsash)

9.6.28 Public right of way at around 2.0mAOD with views towards site limited by existing built development in Hamble, topography, and boundary vegetation; very distant glimpsed winter views towards plant site from short lengths (Refer to Photosheet 8).

(l) Royal Victoria Park Registered Park and Garden

9.6.29 Grade II Registered Park and Garden, mature wooded parkland with ancillary buildings set 160m minimum west from the application boundary and 195m minimum from the extraction boundary. Parkland is set on a south-west facing slope with incised valleys at around 19mAOD, down to the shoreline of the Solent further south-west. Distant views well filtered or screened by mature garden, parkland, and roadside boundary vegetation; views are focussed on the buildings at the core of the parkland, and the Solent itself, and will merge into the wider landscape.

9.6.30 Views within this Coastal Plain landscape become markedly less significant at only short distances away, and existing extensive woodlands and dense hedgerows filter or obscure potential views of the application area.

9.6.31 There are no other significant views from the locality due to the screening effects of vegetation, changes in topography, and scattered built developments.

Post Restoration –Visual and Landscape Effects

9.6.32 At final restoration, each completed phase will appear as a newly cultivated field area, with a restoration landform at or slightly below original ground levels; seeding will be carried out as soon as possible after final placement of topsoils to stabilise the soil profile and to provide a rapidly establishing acid grassland cover for habitat and visual purposes, prior to planting the native hedgerow and woodland mixes.

9.6.33 A total of 20,080 no. native trees and shrubs will be planted across the application area as part of the mineral working and restoration proposals:

| Overall Planting Numbers | Total | Hedges | (Linear metres:) | Wood and scrub | Area Hectares: |
|--|--------------|---------------|-------------------------|-----------------------|--|
| New Advance Planting – Mitigation Measures – Across Site | 9,430 no. | 5,400 no. | 1080 lin. metres | 4,030 no | 1.72 ha |
| New Restoration – Across Site | 10,650 no. | 1,650 no. | 330 lin. metres | 9,000 no. | 4.5 ha. |
| Site Total | 20,080 no. | 7,050 no. | 1,410 lin. m hedge | 13,030 no. | 6.22 ha wood and scrub (supplemented by natural recolonization & existing plantations) |

9.6.34 Planting material will be obtained where possible from local or regional seed sources. Planting will contain a diversity of native woody species which previously occurred on site, or which are found within the locality.

9.6.35 In the long term, the application site and its surroundings will benefit from an increase in native tree and shrub cover, and supplementary and replacement woodland and hedgerow planting that will reinforce existing boundaries and provide enhanced linkages across the restored landform. In the medium-term, there should be an increase the nature conservation value of the site, with Biodiversity Net Gain of 10.22%.

- 9.6.36 Within the site there will be a change from semi-open, low visual quality scrub and overgrown rank grassland areas to a diverse area of restored grazing land within a framework of retained and reinstated hedgerow lines, new peripheral woodland belts, and shallow ponds, broken up by marginal shallows and species rich acid grassland. The character will become more rural and enclosed, as the temporary plant site area will be removed, and the boundary areas of the land in the north adjacent to the railway and Hamble Lane will be extensively replanted with new woodland and wood edge belts.
- 9.6.37 The *landscape sensitivity* for the application area and its surroundings is generally **Medium – Low**, there is a generally poor standard of management and a recognisable structure with a basic framework of hedgerows and woodlands intact, and there are some detracting features; however, the landscape has been given no formal landscape designation and is therefore of only local value.
- 9.6.38 The *magnitude of landscape impact* for the application area post restoration is generally **Low – Negligible**, with the greater part of the application area being restored to original ground levels and under an improved pastoral regime.
- 9.6.39 Due to the level nature of the immediate locality to the north and west, and the lower lying edges to the Solent and Hamble estuaries to the south and east, existing woodlands, hedgerows and blocks of maturing vegetation, and existing development, views of the application site within the surrounding area are very localised. The restoration will largely be perceptible within the site boundaries, with some more distant elevated and glimpsed views from limited roads and properties to the east across the Hamble estuary.
- 9.6.40 The working and restoration scheme for the site has been designed to retain and protect the greater proportion of mature trees and existing hedgerows, to provide substantial additional woodland and hedgerow planting at final restoration re-instating a medium to large scale field pattern and reinforcing the

landscape framework, together with small ponds and wetter areas, and areas of new acid grassland for grazing.

- 9.6.41 The overall *landscape impact significance* of the site restoration in the longer term is therefore *Minor-Neutral Beneficial*.

9.7 Additional Mitigation, Compensation, Enhancement Measures

Screening Measures

- 9.7.1 A hedgerow management and supplementary planting scheme for the site boundaries is shown on Figure 21-08-HAMB-1717-P1-LAND, together with selected other areas of advance planting to accelerate the restoration of the site, as well as screening it.
- 9.7.2 There will be a programme of landscape management for the site, encompassing hedgerow management, replacement and reinforcement planting and grassland management. The proposed management techniques will continue to ensure that existing vegetation forms the most effective screen possible. Existing hedgerows will be allowed to grow out. Hedgerows that are at present thin will be trimmed during the winter months to encourage growth in the following season and gaps will be planted.
- 9.7.3 It is proposed to create soil screen mounds for boundaries at the edges and within the application area. These will function as storage mounds for soils stripped and awaiting placement during the phased working and restoration scheme, and as acoustic and visual screening.
- 9.7.4 However, to enhance the appearance and landscape functionality of the soil mounds, additional landscaping measures are suggested. All screen mounds in place for longer than 6 months will be seeded with an appropriate low maintenance grass, farmland bird or nectar seed mix to maintain the soil quality, and to improve their visual appearance. The establishing sward will be maintained in tandem with other grassland areas within the site.
- 9.7.5 The bunds will be 3.0m maximum height for topsoils, and 5.0m maximum height for subsoils and overburden. Slopes will be 1:1.5 inner outer faces to be a

minimum for 1:2 for short term storage, to 1:3 for long term storage adjacent to residential properties.

- 9.7.6 The majority of this soil mounding adjacent to roads and footpaths will be 4.0m high which will screen both pedestrians and resident's views into the extraction areas.
- 9.7.7 Screen mounding will rise to 5.0m at strategic points around the application area which will reduce the noise impacts and screen views from the most sensitive property viewpoints.
- 9.7.8 The soil screen mounds are identified on the sequential Method of Working plans and detailed Phase plans which accompany the Planning Application.

Design of the Final Restoration

Consideration of Alternative Proposals:

- 9.7.9 A number of options were considered for the final restored levels and configuration of areas of woodland, grassland and agricultural land when negotiating the restoration design with the surface landowner. This, together with advice from CEMEX's ecological consultant, has informed the restoration plan submitted as part of this planning application. The outline restoration strategy is illustrated on plan 21-08-HAMB-1717-P1-RES – Final Restoration.

Topography, Land Use and Working Proposals:

- 9.7.10 Ground levels range from 21.5mAOD in the northern part of the site alongside the railway, to 14m AOD in the south-east.
- 9.7.11 The landscape planning policies for the site set out in the Hampshire Minerals and Waste Plan, and within the Hampshire Landscape Character Assessment would support reinstatement of the original ground levels for the site, to minimise the landscape and visual impacts of the development. The landowner

also wishes to reinstate a suitable landform to reinstate the possibility of a more viable and manageable grassland usage within the majority of the site.

- 9.7.12 If restoration of the application area were to be undertaken using only insitu materials, it is likely that there would be localised low spots following the base of mineral, and steeper slopes at the operational boundary; at final restoration it is possible that these slopes may be difficult to maintain by cutting or grazing, and may appear out of place within the context of the original plateau topography.
- 9.7.13 There are also utilities constraints within the application area including significant fuel pipelines. The working and restoration schemes will be required to safeguard any such wayleaves.
- 9.7.14 The application area has a reasonable framework of mature trees and boundary hedgerows, which will be retained and enhanced by management and supplemental planting as part of the working and restoration proposals.
- 9.7.15 The land use within the existing site is unfocused; there is currently no grazing or cutting, and the site is subject to trespass by walkers.
- 9.7.16 The site will therefore be restored using imported material, and insitu soils and overburden. The restoration soil depths will be as follows:

| <u>Area</u> | <u>Overall Soil profile</u> | <u>Depth Topsoil</u> | <u>Depth Subsoil</u> | <u>Overburden or imported material formation</u> |
|-----------------------------|-----------------------------|----------------------|----------------------|--|
| Grassland – Acid Grasslands | 60 -100cm | 30cm max | 90cm max; | To depth |

| | | | | |
|---|--------------------|------------------|------------------|----------|
| Tree and Shrub Planting areas (Lowland Mixed Deciduous Woodland and Wood Edge, Shrub Scrub) | 45cm min, 90cm max | 30cm to 45cm max | 15cm to 45cm max | To depth |
| Wetland Areas –Pond and Drainage Feature Margins | 45cm min, 75cm max | 30cm max | 15cm to 45cm max | To depth |

Landscape Character:

9.7.17 In addition to the main influence of the Netley, Bursledon & Hamble Coastal Plain, the sloping land east of the site is characterised as Hamble River Valley; the component landscape types have influenced the restoration, with the eastern extents of the application area including retained tree and enhanced features in an acid grassland buffer; this is suitable for restoration and management of an enhanced public access corridor.

Hampshire County Council: Minerals and Waste Plan - Restoration:

9.7.18 The site-specific advisory notes for the application area, as a Preferred Site within the Hampshire County Council Minerals and Waste Plan suggests restoration for grazing, nature conservation, open space, public access, and woodland after-uses. The proposed landscaping scheme therefore includes a balance of low-key agricultural grazing land with features for nature conservation including new connecting woodland belts along the northern boundary, together with public access retained and extended around the peripheries of the site on a permissive basis.

9.7.19 The site has a limited existing public right of way network, probably due to its long-standing airfield use; links to the north are restricted by the railway, and to the south by residential development; however, there is scope to:

- Improve the corridor for the eastern boundary footpath which would be of year-round benefit to the local community.
- Create a new linking footpath in the north and north-east of the site, linking Satchell Lane towards the Hamble Station, and the Satchell Lane railway bridge crossing and the other footpath to the north-east. This will avoid pedestrians having to use a short stretch of Satchell Lane with no pavement and minimal roadside verge and will provide more direct links across the site.

9.7.20 Plan 21-08-HAMB-1717-P1-RES – Final Restoration outlines the restoration proposals; the table below summarises the UK Biodiversity Action Plan Priority Habitats to be created as part of the restoration proposals:

| Broad Habitat Type | HABITAT TYPE | HABITAT POST RESTORATION |
|---------------------|--|--------------------------|
| Woodland and forest | Lowland mixed deciduous woodland (including retained woodland areas) | 2.80ha |
| Heathland and shrub | Mixed scrub | 3.42ha |
| Grassland | Other lowland acid grassland - south of site | 22.80ha |
| Grassland | Other lowland acid grassland - Enhancement to unworked margins | 6.70ha |
| Grassland | Other lowland acid grassland - north of site | 22.83ha |
| Lakes | Temporary lakes, ponds, and pools | 0.75ha |
| Wetland | Fens (upland and lowland) | 0.74ha |
| Urban | Urban Tree | 0.15ha |
| Hedgerow | New Native Species Rich Hedgerow | 680 linear metres. |
| Hedgerow | Enhancement of Native Species Rich Hedgerow with trees | 180 linear metres |
| Hedgerow | Enhancement of Native Species Rich Hedgerow with trees | 550 linear metres |

- 9.7.21 Additional imported material is required to reinstate the site to grassland at or just below the original existing ground level, with a final cover of the indigenous stripped soils. It is proposed to restore the central part of the mineral extraction area to seasonal wetland as part of the surface water drainage and hydrology measures for the restored site. To create visual and habitat diversity, ponds and scrapes will be formed with bays, promontories, and marginal shelves. The ponds will be separated by reedbed and marginal shelves grading into wet grassland. Shallow profiles will be created for both safety and conservation purposes.
- 9.7.22 A total of 0.75 hectares of ponds will be created or retained; pond areas are likely to be no more than 2.0m deep and in some places may only be 1.5m deep and are not set within the water table; they will be fed by seasonal surface water drainage and may be periodically dry. This, together with their small size precludes most if not all recreational after uses, and the wetland areas within the site will therefore be managed for nature conservation.
- 9.7.23 A total of 0.74 hectares of reedbed and aquatic margins will be created to the ponds.
- 9.7.24 Grassland will be dry acid grassland on the unworked margins to the site boundaries and the substantial belts of retained trees; this drier grassland will grade into wetter grassland and marsh. The restoration for the pastoral land will create new fields of a proportionate large to medium scale, with 22.8 hectares of rough grassland for periodic grazing in the south of the site and a total of 22.83 hectares restored as species rich acid grassland in the northern part of the site. A further 6.7ha will comprise the retained and enhanced unworked marginal grasslands at the site peripheries.
- 9.7.25 At the edge of the site to the north and west there will be restoration to woodland, in continuity with the existing woodlands along the railway corridor, the remnant woodland strip along the road frontage, and the wooded parkland

away to the west. Approximately 2.8 hectares of drier woodland with topography at original pre-working ground level will be retained or established, with native species such as Oak, Field Maple and Hazel complementary to the nearby woodlands established on drier sandier soils, and 3.42 hectares of scrub will be re-established as part of the site restoration.

- 9.7.26 No hedgerows will be removed as part of the site working proposals; it is proposed to plant an additional 680m length of hedgerow along the eastern edge of the site upon receipt of planning permission, to link existing trees and to provide a strengthened landscape framework. At final restoration an additional new hedgerow will be planted in the north-eastern corner of the site. An additional total of 730m of hedgerow will be enhanced within the site. 0.15 hectares of urban tree cover will be retained to the western boundary on Hamble Lane.
- 9.7.27 The mineral working of the land at the application site presents the opportunity to:
- Increase its potential for habitat creation, with the creation of several UK Biodiversity Action Plan Priority Habitats over a wide part of the site, with a net benefit
 - Restore features and landscapes which are appropriate to the former medium to large scale, open character of the site, including Hedgerows, Species Rich Acid Grasslands, Ponds and Marginal Wetland habitats
 - Create a wider native woodland buffer across the northern boundary of the site, providing greater connectivity between existing features
 - Enhance the rights of way network of the site, by opening up a wider permissive access corridor east of the site and extend the recreational network by the inclusion of a short length of new permissive footpath path along the northern edge of the site to provide a better connection between

Hamble Station, Satchell Lane and the wider footpath network which will provide a safer route than the part of Satchell Lane which has no footway and little or no roadside verge.

Planting Proposals

- 9.7.28 Tree and shrub species have been carefully selected; restoration planting will comprise native deciduous types found locally within this coastal plain setting over acid soils, to provide autumn and winter colour, and to provide fruits for foraging wintering birds.
- 9.7.29 Replacement hedgerow tree planting will be carried out to reinstate and reinforce these landscape features. This will principally comprise a mix of native shrubs with oak and field maple trees to provide future standards within the hedgerows. Consideration will be given to using ash as a restoration planting species should *Chalara* (Ash-die-back disease) be a low risk.
- 9.7.30 Further integration will be provided by the restored acid grasslands and the ponds and margins subject to period of seasonal inundation. The grass seed mixes will comprise species suited to wetter areas and pond margins, and those more typical of acid grasslands.
- 9.7.31 All planting and grass seeded areas will be subject to a comprehensive five-year aftercare scheme, covering annual maintenance and weed control, and replacement of dead or dying trees. A draft Landscaping, Aftercare and Restoration Plan has been prepared to accompany the application and is included as Appendix 3.2 to this Chapter.

9.8 Assessment Summary and Likely Significant Residual Environmental Effects

9.8.1 Only those impacts identified above as having a significant effect have been taken forward to residual impact assessment, Table 9.7. Additional mitigation has been specified in the form of planting, screen mounding and operational phasing. Where the magnitude of impact has been reduced this is based on the anticipated effect of applying that mitigation.

Operational Phase (Extraction and Restoration)

9.8.2 During site working, the mitigation measures, to include elements of site planning, operational phasing, soil screen mounding, advance planting and phased restoration landscaping will reduce the significance of most potential views of the site.

Post-Restoration

Visual and Landscape Effects of Proposed Mitigation Measures

9.8.3 The restored grasslands and wetland will not, even in the short term, appear relatively open. The retention of most the existing mature boundary hedgerows and tree belts with standard trees around the peripheries of the application area will provide a mature backdrop to newly restored areas.

9.8.4 Furthermore, the planting of substantial areas of hedgerows, trees, shrubs, and scrub, should begin to integrate the restored complex into its surroundings. It is anticipated that the new planting will mature to the extent that after approximately five years have elapsed, only glimpsed views of the site will be possible.

- 9.8.5 In the longer term, it is anticipated that the proposed restoration will be assimilated into the pastoral landscape to contribute to its habitat and visual diversity, and recreational and amenity potential.
- 9.8.6 The mitigation measures, especially the extensive restoration and planting proposals, will ensure that the development can take place without permanent detriment to the visual appearance and quality of the surrounding landscape, and should positively enhance the habitat value of the site.

Table 9.7 Assessment Summary of Residual Landscape and Visual Effects

| Summary description of the identified impact | Visual / Landscape Sensitivity of Receptors | Impact Magnitude | Nature and Duration of Effect | Significance of Effect | Additional Mitigation | Residual Impact Magnitude | Residual Significance and Nature of Effect | Confidence Level |
|--|---|------------------------|-------------------------------|------------------------|---|---------------------------|--|------------------|
| 9d Netley Hamble and Bursledon Coastal Plain Landscape Character Area | Medium - Low | High – Plant Site Area | Temporary, direct, reversible | Major-Moderate Adverse | Retain, manage, and supplement with hedgerow, tree, and shrub scrub boundary vegetation; Minimise overall height of proposed processing plant and operational stockpiles; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework. | Low negative | Minor Adverse | High |
| Views Soil Storage Mounds, Internal Conveyor and Haul Route, Plant Site, Extraction, and Infilling Area Year 1 to Year 13 from properties on Hamble Lane (South of Railway) | High | Medium negative | Temporary, direct, reversible | Moderate adverse | Retain, manage, and supplement with tree and shrub scrub boundary vegetation; Minimise overall height of proposed processing plant and operational stockpiles; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework. | Low negative | Minor adverse | High |
| Views of Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site | High | Medium negative | Temporary, direct, reversible | Moderate adverse | Retain and manage boundary vegetation and supplement with new hedgerow; Widened eastern margin (pipeline corridor) retained for habitat and visual enhancement; Provide temporary grassed soil screen mounds for acoustic and visual screening, to | Low negative | Minor adverse | High |

| Summary description of the identified impact | Visual / Landscape Sensitivity of Receptors | Impact Magnitude | Nature and Duration of Effect | Significance of Effect | Additional Mitigation | Residual Impact Magnitude | Residual Significance and Nature of Effect | Confidence Level |
|---|---|---------------------------------|-------------------------------|------------------------|--|---------------------------|--|------------------|
| Year 1 to Year 13 from Properties on Satchell Lane | | | | | be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | | | |
| Views of Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 from Footpath No 1 Hamble (Strawberry Way) | High | Medium - negative | Temporary, direct, reversible | Moderate adverse | Retain and manage boundary vegetation and supplement with new hedgerow; Widened eastern margin (pipeline corridor) retained for habitat and visual enhancement; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Low negative | Minor adverse | High |
| Views of Site Access, Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 from Hamble Lane | High | Medium negative for pedestrians | Temporary, direct, reversible | Moderate adverse | Retain, manage, and supplement with tree and shrub scrub boundary vegetation; Minimise overall height of proposed processing plant and operational stockpiles; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Low negative | Minor adverse | High |

9.9 Conclusion

- 9.9.1 The proposed CEMEX Hamble Quarry will be worked for sand and gravel; the site is set to the north of the village of Hamble, and west of the Hamble Estuary. The proposed mineral extraction area lies immediately south of the West Coastway railway line between Southampton and Portsmouth.
- 9.9.2 The application site is a former airfield, developed since the early 20th Century. It has previously been used for rough grazing, but since grazing has ceased it has rapidly become overgrown with rank grassland and encroaching bramble scrub. It has a semi-rural feel, but it is set within a relatively busy urban fringe area.
- 9.9.3 The application site lies within the Netley, Hamble and Bursledon Coastal Plain Landscape Character Area (LCA), and interfaces with the Hamble River Valley LCA to the east. The surrounding landscape character is of a Coastal Plateau; a level topography bisected by small valleys draining into the Solent to the south-west and the Hamble River to the east. Road and field patterns across the plateau are regular, and the landscape south of the railway is semi enclosed by dense mature woodlands around Royal Victoria Country Park parkland to the west and Badnam Copse to the north-east. North of the railway former market garden land is becoming increasingly degraded by equestrian use and new housing development.
- 9.9.4 This former airfield landholding landscape fabric is poorly managed, being ungrazed but with some mature remnant boundary hedgerows and linear woodland features; the former airfield chain-link fences are in a poor state of repair. Whilst the landscape is likely to be locally valued, it is not designated at a national or local level. In addition, there are some significant detracting features within the surrounding area, with the proximity to the rail corridor, the visual intrusion within the landscape of the oil refineries at both Hamble and Fawley, the Southampton flight paths and more distant background traffic noise

from the busy M27 and A35 corridors. The **Landscape Sensitivity** for this semi-enclosed area is therefore **Medium to Low**.

- 9.9.5 In the short term, the development will temporarily alter the surrounding landscape character, with the establishment of a temporary mineral processing plant site for seven years, the establishment of additional temporary soil storage and screen mounds, internal conveyor and haul routes and areas of mineral extraction and infilling, being followed by restoration on a phased basis. The total duration of the development is expected to be thirteen years including the period for the importation of restoration materials.
- 9.9.6 For the parts of the site which will be operational for the entire duration of the development (site access, haul route, plant site and lagoons) the **Magnitude of Impact** is **High**; for the wider extraction and restoration parts of the application area, this will be seen within a very local context and the **Magnitude of Impact** is **Medium to Low**.
- 9.9.7 The working and restoration scheme for the site has been designed to retain and protect the greater proportion of mature trees and existing hedgerows, with the removal of only three mature trees and a small area of the western boundary scrub margin to create the site access, and the removal of a small area of mature scrub in the south-east sector of the proposed working area.
- 9.9.8 The restoration will provide substantial additional peripheral woodland and hedgerow planting both as advance planting and at final restoration forming a medium to large scale field pattern, together with small ponds and wetter areas, and areas of new acid grassland.
- 9.9.9 A total of 20,080 trees and shrubs will be planted, using native species found within the local area, creating enhanced nature conservation corridors as part of the site restoration proposals. The woodland, grassland, wetland, and hedgerow creation will integrate the restored landform into the surrounding

landscape; the public rights of way network will be enhanced to enable them to be more useable and extended by a short length of permissive path.

9.9.10 In the long term, the application site and its surroundings will benefit from an increase in native tree and shrub cover, and supplementary and replacement hedgerow planting that will reinforce existing boundaries and provide enhanced linkages across the restored landform. The ***magnitude of landscape impact*** for the application area post restoration is generally ***Low – Negligible***, with the greater part of the application area being restored to original ground levels and under a similar agricultural regime. The overall ***landscape impact significance*** of the site restoration in the longer term is therefore ***Minor-Neutral Beneficial***.

9.9.11 There are properties or publicly accessible viewpoints at the site boundaries from which views of the proposed mineral development area can be obtained. However, direct, open, proximate, extensive, or prolonged views of the application area from properties and public rights of way are mainly limited to the proposed soil storage mounds at the operational periphery.

9.9.12 Once the embedded mitigation is considered, oblique, more distant, filtered, glimpsed, less extensive or medium-term views ***Moderate*** significance may be possible from:

(a) Properties along Hamble Lane (south of Railway)

9.9.13 These properties located west of the site are two-storey residential units set at 21.0mAOD with direct proximate views of the central part of the application area (Phases 2 and 3); oblique views of the proposed plant site and more distant views of Phases 4,5 and 6 from upper storeys only; views restricted by garden vegetation and fencing. The most proximate viewpoint is No.108 Hamble Lane, with its curtilage located 6m from the application boundary and 60m from the

extraction area; the dwelling is located 12m minimum from the application boundary and 100m minimum from the extraction boundary.

(b) Properties along Satchell Lane

- 9.9.14 These properties located east of the site are generally two and three-storey residential units set downslope from the application area, at levels between 11.0-15.0mAOD with ground floor views restricted by topography, garden fence and hedgerow vegetation; direct views from uppermost stories into site, partially screened or filtered by fencing and boundary vegetation. One of the most proximate viewpoints is No.3 The Close, with its curtilage at the application boundary and 90m from the extraction area; the dwelling is located 10m minimum from the application boundary and 100m minimum from the extraction boundary (refer to Photosheet 3).

(c) Hamble Public Footpath No 1, part of “Strawberry Way”

- 9.9.15 Public right of way set at eastern site boundary and 60m minimum from the extraction boundary, within a partially fenced out and scrub-lined corridor at around 20mAOD with short lengths with more open views into the eastern part of the application area (Phases 4 and 5) where lines of scrub are gappy. Other views from this path will be of a more Minor significance.

(d) Hamble Lane

- 9.9.16 Public Highway set at western site boundary within a mature tree lined corridor at around 20mAOD, with short lengths at site access point where there will be more open views into the western part of the application area with glimpses of the plant site. Other views from this road will be of a more Minor significance with generally limited views of the western part of the application area restricted by mature boundary woodland scrub vegetation.

- 9.9.17 Once the embedded mitigation is considered, all other potential views of the application area are of *Minor* or *Neutral* significance
- 9.9.18 Views from the Conservation Areas, Listed Buildings and Registered Parks and Garden around the site which would be potentially affected by the proposed development are of *Minor* significance.
- 9.9.19 Embedded and Additional Mitigation measures are proposed to minimise the landscape and visual impacts of the proposed development during both the preparation and operational phases of the scheme. These include:
- Further boundary advance hedgerow and tree planting.
 - Retention, management, and supplementation of boundary vegetation.
 - The design of the processing plant, minimising its height.
 - Provision of grassed soil screen mounds for acoustic and visual screening.
 - A phased scheme of working and restoration to reduce areas open at any one time.
 - The design of the final restoration scheme to reinstate pastoral agriculture, and create new woodland, landscape, and conservation features in accordance with the principles set out in the Minerals Local Plan, and the Landscape Character Guidelines.
 - Improvements to the condition of the existing Public Rights of Way Network.
 - Provision of an additional length of permissive footpath as a safer alternative route to pedestrian use of part of the Satchell Lane public highway.

- 9.9.20 Once all the mitigation measures are considered, the residual landscape and visual effects of the development will be of *Minor* significance.
- 9.9.21 Enhanced nature conservation corridors will be created as part of the site restoration proposals. Significant areas of new woodland planting, hedgerows, and acid grassland seeding will be created to integrate the restored landform into the surrounding landscape, and the footpath will be extended by permissive paths around the edges of the site to provide safer routes connecting existing paths, Hamble Railway Station and The Hamble School.
- 9.9.22 Any anticipated long term residual landscape and visual effects of the proposals are likely to be minimal.

Table A - Landscape Receptor Assessment –9d: Netley, Bursledon & Hamble Coastal Plain LCA Based on Table 9.3 ‘Significance of Landscape Effects Matrix’

| Landscape Receptor | Netley, Bursledon & Hamble Coastal Plain | | | |
|---|--|---------------------------------------|---|---|
| Landscape Sensitivity | Medium - Low | Susceptibility of Landscape to Change | Semi-enclosed landscape; a recognizable structure with the basic framework intact – views generally at the site boundary for the greater part of the site, with more distant glimpses as seen from the east. | |
| | | Value Attached to Landscape | A locally valued but undesignated, and unmanaged former airfield landscape, semi-urban with some detracting features; character value diminished by poor management, sub-urban encroachment and fragmentation by major infrastructure across the wider landscape. | |
| Magnitude of Change | Interaction between Development Proposals and Landscape Receptor | | | |
| | During working | | At final restoration | 5 years post restoration |
| | Scale, Duration & reversibility | | Scale, Duration & Reversibility | Scale, Duration & Reversibility |
| | Phased disturbance over short term due to shallow nature of the deposit. Plant site, haul road, machinery and vehicles disrupt landscape character, perceptible within a local context. The wider extraction and restoration part of quarry development will be generally perceptible at or within site boundary only. The mineral development is a temporary and reversible effect, but a small proportion of features will be completely removed – three mature individual trees and small blocks of tree colonisation. | | Character will remain semi-urban over the wider site with restoration to agriculture with new hedgerows, woodland and scrub belts; restored land will appear as newly cultivated pasture at final restoration; newly planted features such as hedgerows and woodlands will take time to mature. | Reinstated and still semi-urban. Restored landscape matures. Effects largely reversible. The character will remain semi-enclosed, in agricultural usage with reinstatement of original ground levels and landform as part of the restoration to reflect the level and gently undulating plateau topography. |
| | High adverse for Plant Site, Medium adverse for the site access and internal conveyor and haul route, and Medium - Low adverse for soil storage and extraction areas. | | Low adverse. | Negligible. |
| Significance of Landscape Effect without mitigation | Major-Moderate adverse for Plant Site, Moderate – Minor Adverse for extraction and restoration areas; | | Minor adverse. | Neutral – Minor beneficial |
| Mitigation Measures | New boundary fencing to replace former airfield chainlink fencing; Additional planting of features within the site but outside of operational areas at the outset of the development; Reduction in the design height of the processing plant; Creation of new grassed soil screen mounds to properties and public rights of way immediately adjacent to operational and working areas. Phased progressive restoration with imported materials to reinstate original level landform with some lower-level restoration for drainage. Overall majority of existing vegetation features and landscape features such as hedgerows retained and supplemented with additional planting. | | Additional native planting, significantly greater areas of new UK Biodiversity Action Plan habitats, Restoration landscape newly formed. | Maturing planting reinstating open grassland medium to large scale field pattern and additional native woodlands reduces visual influence of the restored landscape. |
| Magnitude of Impact after Mitigation | Low | | Negligible | Negligible |
| Significance of Residual Landscape Effect | Minor adverse over short to medium term. | | Neutral over medium to long term. | Neutral – Minor beneficial over very long term. |

TABLE B: VISUAL RECEPTOR ASSESSMENT: Proposed Quarry, Hamble Airfield, Hampshire

| Visual Receptor / Property | Location in relation to application area | Receptor Visual Sensitivity | Distance from Application Boundary | Distance from Extraction Area | Description | Potential Sources of Impact & Approximate Timescale | Magnitude of Visual Impact | Mitigation Measures where possible | Impact Significance with Embedded and Additional Mitigation | Impact Significance Potential without embedded or additional mitigation |
|--|--|-----------------------------|--|--|--|---|---|--|---|---|
| Properties along Hamble Lane (south of Railway) <i>Sample viewpoint: No.108</i> | West | High | 6m; Dwelling 12m min | Dwelling 100m min.; Curtilage / Garden 60m min. | Two-storey residential properties set at 21.0mAOD with direct proximate views of the central part of the application area (Phases 2 and 3); oblique views of the proposed plant site and more distant views of Phases 4,5 and 6 from upper storeys only; views restricted by garden vegetation and fencing (<i>Refer to Photosheet 6</i>) | Soil Storage Mounds, Internal Conveyor and Haul Route, Plant Site, Extraction and Infilling Area Year 1 to Year 13 | High negative | Retain, manage and supplement with tree and shrub scrub boundary vegetation; Minimise overall height of proposed processing plant and operational stockpiles; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor Adverse | Major Adverse |
| Properties along Satchell Lane (Wessex House, Wessex Manor and Wessex Bungalow) <i>Sample viewpoint: Wessex Manor</i> | North-East | High | 15m; Dwelling 50m min. | Dwelling 120m min.; Curtilage / Garden 90 min. | Two-storey residential properties set at 23.0mAOD with indirect, partial and glimpsed but proximate views of the northern part of the application area (Phase 1) from upper storeys only; views substantially restricted by garden vegetation and fencing and mature hedgerows along the site boundaries (<i>Refer to Photosheet 1</i>). | Soil Storage Mounds, Silt Disposal Area, Plant Site, Extraction and Infilling Area Year 1 to Year 13 | Negligible negative | Retain and manage boundary vegetation and where necessary supplement with new boundary hedgerow; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Negligible Adverse | Minor Adverse |
| Properties along Satchell Lane <i>Sample View Point: No 81 Satchell Lane</i> | East and South- East | High | 30m; Dwelling 40m min. | Dwelling 125 min.; Curtilage / Garden 110m min. | Two-storey residential properties (some with additional roof dormer window / loft extension) set at 11.0-14.0mAOD with direct proximate views of the edge of the eastern part of the application area (Phases 4 and 5) and more distant oblique views of the proposed plant site from upper storeys only; views substantially reduced by topography, garden fencing and vegetation. | Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 | Low - Negligible negative (Negligible negative for properties at lowest lying points, also furthest away) | Retain and manage boundary vegetation and supplement with new hedgerow; Widened eastern margin (pipeline corridor) retained for habitat and visual enhancement; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor - Negligible Adverse | Moderate -Minor Adverse |
| Properties on The Close, Satchell Lane <i>Sample viewpoint: No.3 The Close</i> | East | High | At application boundary; Dwelling 10m min. | Dwelling 100m min.; Curtilage / Garden 90m min. | Three-storey residential property set at 15.0mAOD with ground floor views restricted by garden fence and hedgerow vegetation; with direct proximate views of the edge of the eastern part of the site (Phases 4 and 5) and more distant oblique views of the proposed plant site from uppermost storey into site, partially filtered by boundary vegetation (<i>Refer to Photosheet 3</i>) | Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 | Medium negative | Retain and manage boundary vegetation and supplement with new hedgerow; Widened eastern margin (pipeline corridor) retained for habitat and visual enhancement; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor Adverse | Major Adverse |
| Properties on Tutor Close and Astral Close, Hamble <i>Sample View Point: No 63 Tutor Close</i> | South | High | 35m; Dwelling 40m min. | Dwelling 95m min.; Curtilage / Garden 100m min. | One and Two-storey residential properties set at 20mAOD; proximate but limited filtered direct (eg: No 30 Tutor Close) and oblique views (eg: no. 63 Tutor Close) towards site Phase 3 and 4 restricted by garden vegetation, intervening housing development and existing plantation vegetation; distant views towards plant site (<i>Refer to Photosheet 5</i>) | Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 | Low - Negligible negative | Retain, manage and supplement where necessary boundary vegetation; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor - Neutral Adverse | Minor Adverse |

TABLE B: VISUAL RECEPTOR ASSESSMENT: Proposed Quarry, Hamble Airfield, Hampshire

| Visual Receptor / Property | Location in relation to application area | Receptor Visual Sensitivity | Distance from Application Boundary | Distance from Extraction Area | Description | Potential Sources of Impact & Approximate Timescale | Magnitude of Visual Impact | Mitigation Measures where possible | Impact Significance with Embedded and Additional Mitigation | Impact Significance Potential without embedded or additional mitigation |
|--|--|-----------------------------|--|--|--|---|----------------------------|--|---|---|
| Properties along Hamble Lane (north of Railway) <i>Sample viewpoint: No.110</i> | North-West | High | 20m min.; Dwellings 30m min. | Dwelling 65m min.; Curtilage / Garden 55m min. | Two-storey residential properties set at 21.0mAOD with oblique, partial and glimpsed but proximate views of the northern part of the application area (Phase 1) from upper storeys only; views substantially restricted by garden vegetation, fencing and mature woodland belts along the railway boundaries. (<i>Refer to Photosheet 7</i>) | Soil Storage Mounds, Silt Disposal Area, Plant Site, Extraction and Infilling Area Year 1 to Year 13 | Low – Negligible negative | Retain, manage and supplement where necessary boundary vegetation; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor - Neutral Adverse | Minor Adverse |
| The Hamble School, Satchell Lane (north of railway) | North | High | 25m min.; Buildings 30m min. | Buildings 55m min.; school field 50m min. | One and Two Storey School Buildings set at around 22mAOD within grounds and playing fields, with partial and glimpsed but proximate views of the northern part of the application area (Phase 1) from upper storeys only; views substantially restricted by fencing and mature woodland belts along the railway boundaries. | Soil Storage Mounds, Silt Disposal Area, Plant Site, Extraction and Infilling Area Year 1 to Year 13 | Low – Negligible negative | Retain, manage and supplement where necessary boundary vegetation; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor – Neutral Adverse | Minor Adverse |
| Old Bursledon Conservation Area | North-East | Medium | 50m min. | 115m min. | Woodland and other open land setting for conservation area (no public access), in proximity to Phase 1. Site separated from conservation area by Satchell Lane and associated roadside hedgerows, and residential development around Wessex House and Wessex Manor. | Soil Storage Mounds Year 1 to Year 13 | Low- Negligible Negative | Retain and manage boundary vegetation and where necessary supplement with new boundary hedgerow; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Neutral Adverse | Minor – Neutral Adverse |
| Hamble le Rice Conservation Area | South-East | Medium | 155m min. | 240m min. | Village Conservation area located downslope, in proximity to Phase 4. Site separated from conservation area by extensive residential development and mature garden vegetation. | Soil Storage Mounds Year 1 to Year 13 | Negligible Negative | Retain and manage boundary vegetation; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Neutral Adverse | Minor – Neutral Adverse |
| Royal Victoria Park Registered Park and Garden | West | High | Listed Buildings 500m min., parkland curtilage 160m min. | Listed Buildings 565m min., parkland curtilage 195m min. | Grade II Registered Park and Garden, mature wooded parkland with ancillary buildings set on a south-west facing slope with incised valleys at around 19mAOD, distant views partially filtered or screened by mature garden, parkland, and roadside boundary vegetation; view will merge into the wider landscape. | Site Access, Soil Storage Mounds, Plant Site Year 1 to Year 13 | Negligible negative | Retain, manage and supplement where necessary boundary vegetation; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Neutral adverse | Minor Adverse |
| Hamble Public Footpath No 1, part of "Strawberry Way" | East | High | Within application area boundary | 60m min. | Public right of way set within a partially fenced out corridor at around 20mAOD with short lengths with more open views into the eastern part of the application area (Phases 4 and 5) where lines of scrub are gappy. (<i>refer to Photosheets 2 and 3</i>) | Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 | Medium - High negative | Retain and manage boundary vegetation and supplement with new hedgerow; Widened eastern margin (pipeline corridor) retained for habitat and visual enhancement; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with | Minor – Adverse | Major Adverse (short lengths) Remainder Moderate Adverse |

TABLE B: VISUAL RECEPTOR ASSESSMENT: Proposed Quarry, Hamble Airfield, Hampshire

| Visual Receptor / Property | Location in relation to application area | Receptor Visual Sensitivity | Distance from Application Boundary | Distance from Extraction Area | Description | Potential Sources of Impact & Approximate Timescale | Magnitude of Visual Impact | Mitigation Measures where possible | Impact Significance with Embedded and Additional Mitigation | Impact Significance Potential without embedded or additional mitigation |
|---|--|--|------------------------------------|-------------------------------|--|--|----------------------------|--|---|---|
| | | | | | | | | Woodland and Hedgerows boundary framework | | |
| Public Footpath, former railway corridor at northern edge of Astral Way, Spitfire Way and Tutor Close | South | High | 25m min. | 95m min. | Public right of way at around 20.0mAOD with views of adjacent Phase 3 limited by existing plantation vegetation; distant glimpsed winter views towards plant site from short lengths. | Soil Storage Mounds, Extraction and Infilling Areas, Internal Haul Routes Year 1 to Year 8 | Negligible negative | Retain, manage and supplement where necessary boundary woodland; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework. | Neutral Adverse | Minor Adverse |
| Public Footpath, eastern shoreline of Hamble Estuary (Warsash) | South-east | High | 680m minimum | 770m minimum | Public right of way at around 2.0mAOD with views towards site limited by existing built development in Hamble, topography, and boundary vegetation; very distant glimpsed winter views towards plant site from short lengths (<i>Refer to Photosheet 8</i>) | Uppermost part of Plant site | Negligible negative | Retain, manage and supplement where necessary boundary woodland; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; | Neutral Adverse | Minor – Neutral Adverse |
| Spitfire Way Playground, Hamble | South | High | At site boundary | 50m minimum | Public recreation ground (playing fields, court areas and single storey pavilion (pavilion orientated away from application area) set between 16.0-19.0mAOD with views into Phase 4 of the application site limited by changes in topography and maturing scrub vegetation | Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 | Low negative | Retain and manage boundary scrub; Remove existing chain link fencing and replace with more attractive post and rail fencing in keeping with recreational use; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework. | Minor Adverse | Moderate adverse |
| Hamble Lane | West | Moderate – Pedestrians Low – vehicles | At site boundary | 30m min. | Public Highway at around 20.0mAOD with generally limited views of the western part of the application area; views restricted by mature boundary woodland scrub vegetation | Site Access, Soil Storage Mounds, Extraction and Infilling Area, Internal Conveyor and Haul Route, Plant Site Year 1 to Year 13 | Medium negative | Retain, manage and supplement with tree and shrub scrub boundary vegetation; Minimise overall height of proposed processing plant and operational stockpiles; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor - Neutral Adverse | Generally Moderate - Minor Adverse (Major Adverse at site access point) |
| Satchell Lane | East | Moderate – Pedestrians Low – vehicles | At site boundary | 25m min. | Public Highway set downhill from application area, with generally limited views of the north-eastern part of the site; views filtered by mature hedgerow. | Soil Storage Mounds, Silt Disposal Area, Plant Site, Extraction and Infilling Area Year 1 to Year 13 | Low negative | Retain and manage boundary vegetation and supplement with new hedgerow; Widened eastern margin (pipeline corridor) retained for habitat and visual enhancement; Provide temporary grassed soil screen mounds for acoustic and visual screening, to be removed at final restoration; Phased scheme of working and restoration to reduce areas open at any one time; Phased Restoration to reinstate Grassland core with Woodland and Hedgerows boundary framework | Minor – Neutral Adverse | Minor Adverse |