

3 days out of office
Bob to authorise access to working land.



Site F Beach Huts Proposal

Visual Appraisal



The Project

This landscape and visual impact appraisal forms part of the consultation process that Havant Borough Council are carrying out to assess the suitability of increasing the number of beach huts at an area on Hayling Island Seafront-known as "Area F".

It considers the effects on the landscape of the site, its environs and on the visual amenity of the proposal on the local area and its users.

The study area comprises the 'site', as shown in Appendix B plan.

The objectives of this appraisal are to set out

- 1) Scope & Methodology
- 2) Project Description
- 3) Baseline Studies- information relevant to the topic including describing and evaluating the existing landscape of the site and surrounding landscape context.
- 4) Identification and description of effects
- 5) Assessing of importance of effects
- 6) Appraisal report

1- Scope

The proposal site occupies a parcel of land owned and managed by Havant Borough Council south of an existing seafront car park.

To the east sit existing beach huts set in a 'U' shape.

To the north the gravelled car park and wide seafront road north of which are large detached properties fronting Seafront Road.

To the west there is open grassland for several hundred metres and then the amusements buildings and funfair structures.

To the south lies the open water of the Solent.

The proposal site makes up one small area of a long seafront of varying character and use.

The appraisal will look at whether the addition of beach huts in this location is likely to have an effect on the surrounding landscape.

It will consider if additional beach huts in this location have an effect on the views along Hayling seafront and if the proposal is likely to change the way the surrounding landscape is valued or used.

Study Area:

Although a wide flat landscape, the study area is very local due to the limited views owing to the existing local structures which restrict a wider landscape view.

Methodology:

The project will look at these typical local views and relevant local character assessments of the area to establish a baseline.

The baseline will look at existing character assessments, use field work to identify important elements particular to the site and will record the location and character photographically enabling discussion about the landscape, elements, features and aesthetic and perceptual factors which contribute to the character of the site.

It will then consider the effects the proposal may have on these elements and form a conclusion.

A detailed Methodology is set out in Appendix A

2– Description

Havant Borough Council is responding to growing interest in beach hut rental and ownership along Hayling Seafront-the borough's summer economic 'hotspot' for tourism. Several beach hut sites exist along the seafront in varying locations – though some are less desirable for additional huts due to frequency of storms, overtopping and risk of damage. Several locations along the seafront are SSSI and some areas of the seafront are inhabited – to the east the urban edge extends up to the promenade just metres from the high water mark.

The area identified as most suitable for additional beach huts whilst avoiding the most visually, ecologically sensitive or unsuitable locations is known as "Area F."

Area F is a length of shingle that sits well above the high tide line divided from the adjacent existing seafront car park by a line of timber dragons teeth. The car park is accessed from Seafront road, Hayling Island. The access road, opposite Chichester Avenue leads to the stretch of car park approximately 550m long, which coincides with the length being proposed for 40 supplementary beach huts .

This is the first 'new' beach hut site the council has considered for five years and having learnt from past projects, good practise is being followed with the council now permitting only one type of hut – a standard 12ft (L) x 8ft (W), 8ft (H), with 3ft spacing between huts to allow maintenance and level of privacy for owners.

The scheme is intended as a 'gradual' fill from east to west with huts being purchased and sited as required.

West of the site are 67 existing beach huts in two "U" formations which sit back from the high tide mark. (Appendix B plan) These huts are set out in a less formal fashion with varying types and varying spaces between each. Although the U formation achieves a larger number of huts in a length of seafront, huts at the rear of the sides of the "U" are less desirable due to lack of privacy and lack of sea view for beach hut users, making them less economically viable to refill.

Initial technical design considerations :

The beach huts must sit out of the 'red zone' identified by ESCP to be out of extreme storm event areas. They must also sit outside the area affected by elevational change in shingle (Appendix C)

The beach huts have a set distance between each one with a 'frontage space' for each hut to set out daily articles such as deckchairs.

The area is therefore 530m² . The proposal can achieve 40 beach huts with an access gap in the centre.

Due to the high volumes of seasonal car park users a gap is proposed to allow good access through the new huts at a central point .The latest available data showed the car park use as 335 cars in low season, reaching 3198 in a peak month (2013-souceHBC traffic group).

The proposal is shown on the plan at Appendix D.

3– Baseline Studies.

National:

The site sits within **The Countryside Agency's Countryside Character area 126 - South Coast Plain** character area and the relevant extract is described as follows (Map Appendix E)

Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond. The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.

Natural England's Natural Area 75 South Coast Plain & Hampshire Lowlands

The landscape of the South Coast Plain and Hampshire Lowlands is split between the generally open, often featureless landscape of the coastal plain and the more varied landscape in the west. The Natural Area contains a number of nature conservation features. Although relatively small in extent, the south-facing slopes of Portsdown Hill support some high quality chalk grassland, and the chalk rivers of the Itchen and Test flow through the Natural Area, supporting fine examples of threatened habitat and several key species. The floodplains of the Rivers Test and Itchen contain some botanically rich neutral grassland and elsewhere in the Natural Area fen and fen-meadows occur, especially where chalk springs arise at the foot of the downs.

Although the coastal plain is heavily developed and highly populated, there is a feeling of openness, particularly where sea views reveal wide expanses of sea and sky, with the Isle of Wight forming a backdrop. Long linear shingle beaches and more locally, sand dunes, are important features of the coast between the harbours, squeezed between the sea and the developed hinterland.

Coastal habitats: *The coast of the Natural Area is extremely diverse and includes examples of several internationally important habitats including significant areas of saltmarsh, saline lagoons, sand dunes, vegetated shingle and coastal grazing marshes.*

http://www.naturalareas.naturalengland.org.uk/Science/natural/NA_Details.asp?NA_ID=75&S=&R=0

County:

11C & 9H in HCC's integrated landscape assessment 2012 – relevant extract (NEED O CHECK?EXPANDXXXX)

A low lying predominantly open coastal plain island, separated from the mainland by shallow tidal harbours

- *Main recreational experience is concentrated on the south coast , a very popular shingle beach of high biodiversity interest and value*

3– Baseline Studies.

County contd...

Experiential/Perceptual Characteristics The flat coastal landscape imparts a strong sense of exposure and big skies particularly on the open coastal shore. The horizons are varied from the high rolling landscape profile of the Isle of Wight and the South Downs in the northwest to the busy skyline of Portsmouth and Portsdown Hill. These distant high skylines create a sense of protection. There are few places that offer a sense of intimacy apart from the eastern parts of the enclosed coastal plain.

The southern coast provides the largest area of open access on the island and provides many tourist related attractions with parking.

Biodiversity Character Parts of the coastline are covered by the Solent Maritime SAC, and the Chichester and Langstone Harbours RAMSAR both of which are international designations. These areas are also designated part of the Chichester Harbour SSSI. A more extensive area of SSSI designation occurs in the southwest of this character area namely Sinah Common SSSI which comprises a complex of maritime habitats extending for over 2km eastwards from the south-western extremity of Hayling Island. Gunner Point at the western end contains the most extensive sand dunes and vegetated shingle beach in Hampshire and supports shingle beach vegetation and grassland, dune heath, dune grassland, saltmarsh and open water communities

Local:

The site sits within LCA 36i of Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA - See more at: <http://www.havant.gov.uk/gaps-between-settlements-and-landscape-studies/havant-borough-townscape-landscape-and-seascape#sthash.jis4oNkk.dpuf> (2006)

Borough

The Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA) was completed in 2006 and differentiated the Borough's countryside into forty landscape character areas (LCA's), which are geographically specific and have their own individual sense of place.

The site is within LCA 36i South Hayling.

Historic and built environment

- o This large LCA is characterised by multiple phases of residential development. Many of the existing property boundaries are derived from the earlier field pattern across the southern part of the island
- o Predominantly detached two storey dwellings set back from Seafront road
- o A small number of buildings form visually prominent features within the coastal plain for example the Coast Guard building

3– Baseline Studies.

Borough contd...

Experiential: tranquillity, visual perceptions and access

- o Good sense of tranquillity to the west where the road is separated from the beach by the line of seafront dwellings
- o An accessible seafront to the west with car parks located at intervals.

Visual: openness/enclosure, prominence and visibility

- o An open and exposed landscape adjacent to the sea front contrasting with areas of enclosure within the built environment
- o Open views out along the seafront to Spinnaker Tower and the Isle of Wight. (THESE WOULD NOT CHANGE)

Specific local key issues

- o Lack of street trees
- o Poor quality recreation and tourism development within open coastal plain
- o Poor quality management of open coastal plain with a mix of structures
- o Climate change may lead to sea level rises which could impact upon the coastal habitats.

Designations

Sinah Common SSSI (Appendix E)

Beachlands East SINIC (Appendix E)

Landscape and built form strategy and guidelines

The landscape strategy is to **enhance** the local character. The following guidelines apply:

Land management

- o Ensure that the coastal habitats are maintained and enhanced and remain unaffected by any local development

Built form and development

- o Consider visual impact of development on adjacent character areas
- o Avoid development south of Seafront Road which would erode the open character of the coastal plain
- o Avoid redevelopment of housing plots on Seafront Road which would impact on the open character of the coastal plain
- o Improve layout and visual impact of the car parks. Co-ordinate boundary features, seating, signage and avoid over use of litter bins and other vertical structures to maintain the open character. Where necessary cluster tourism and recreation facilities .

Local:Policy

Havant Borough Core Strategy - Adopted 1 March 2011: describes the council's long term vision and objectives for what the borough will be like as a place in 2026. Relevant Policies are :

Core Strategy Theme 6: Caring for Our Borough, Policy CS1 Health and Wellbeing, Policy CS5 Tourism, Policy CS6 Regeneration of the Borough, Policy CS15 Flood and Coastal Erosion Risk and Policy DM9 Development in the Coastal Zone.

4. Landscape and Visual Effects

This appraisal will look at effects on landscape as a resource in its own right and effects on specific views and also general visual amenity experienced by people.

Landscape effects

Changes to landscape as a resource Issues such as:

- Protected landscapes
- Contribution landscape character has on sense of place and quality of life
- The way change may affect:
 - individual components of the landscape
 - aesthetic or perceptual qualities
 - character of the landscape in different areas

Visual effects

- How surroundings of individuals /groups people may be affected by change in landscape
- How people will be affected by changes in views and / or visual amenity at different places

Visual effects relate to....

- Area in which development may be visible
- Different groups who may experience views of development
- The places where they will be affected
- The nature of the views and visual amenity at those points
- Changes in specific views

5 –Assessment of importance of effects

Landscape effects –

The addition of 40 beach huts in this location is relatively low scale with a minor alteration of the character by extending the existing beach hut character from site F to the east.

There will be little effect on the landscape as the beach huts sit primarily on the existing shingled surface . The landscape quality is maintained.

The area is already well used and occupied by recreational users. There will be no likely significant increase in the numbers of users.

Aesthetically the more standardised huts with an even layout will look a little more cohesive than the existing site F layout.

Long views along the site to the surrounding wider landscape will be unchanged.

The Landscape sensitivity is valued as **Medium**.

The magnitude of impact is judged to be **Negligible**

The significance of this impact is therefore **Minor adverse**

Visual effects –

For each receptor:

The receptor's sensitivity is judged to be **High** (Occupiers of residential properties and users of recreational facilities, including public rights of way, whose attention or interest may be focussed on the landscape)

Magnitude of impact is judged to be **Low** (The development would result in a barely perceptible change in the existing view, without affecting the overall quality or would form an inconspicuous element in the wider landscape that may be missed by the observer or receptor)

The importance of the impact is therefore **Moderate adverse**.

However, this should be compared with the similarly moderate adverse impact of a line of parked cars in the existing car park on the seafront , viewed by a visual receptor of high sensitivity.

6. Conclusion

Beachlands is an open and exposed landscape adjacent to the sea front contrasting with areas of enclosure within the built environment to the north.

The sea views of wide expanses of sea and sky, referred to in the Landscape Character Assessment, would not be affected by the new beach huts. The new beach huts would not be visually prominent amongst the existing beach huts and open views out along the seafront to Spinnaker Tower and the Isle of Wight would not change.

The proposed gap in the beach huts would help to break down any perceived density of the new beach huts.

The view from the sea would become more uniform - of more beach huts - a recognised beachside form, breaking up views of cars that are more intrusive, keeping the scale of view proportionate.

Appendices

The Project – methodology detail

This appraisal is set out with regard to recommendations in the Guidelines for Landscape and Visual Impact Assessment 3rd Edition, published by the Landscape Institute and Institute of Environmental Management & Assessment in April 2013 (GLVIA3)

A simple methodology appropriate to the scale and nature of the proposal is set out below:

This appraisal will look at

- Effects on landscape as a resource in its own right
- – Effects on specific views & general visual amenity experienced by people

- Landscape effects
- Changes to landscape as a resource Issues such as:
 - Protected landscapes
 - Contribution landscape character has on sense of place and quality of life
 - The way change may affect:
 - individual components of the landscape
 - aesthetic or perceptual qualities
 - character of the landscape in different areas

- Visual effects
 - How surroundings of individuals /groups people may be affected by change in landscape
 - How people will be affected by changes in views and / or visual amenity at different places
- Visual effects relate to....
 - Area in which development may be visible
 - Different groups who may experience views of development
 - The places where they will be affected
 - The nature of the views and visual amenity at those points
 - Changes in specific views

Table 1 Landscape Sensitivity:

Landscape Sensitivity	Description
Very High	Typically valued landscape of International or national landscape or conservation importance such as National Parks, AONB's.
High	Typically valued landscape of national or regional landscape or conservation importance such as some Special Landscape Areas
Medium	Typically valued landscape of regional or local landscape or conservation importance such as some Special Landscape Areas and Areas of Local Landscape Importance
Low	Typically undesignated landscape with some local community importance such as parks, recreation areas or value expressed in local publications.

Table 2 Magnitude of Landscape Impact:

Magnitude	Description
High	Total loss or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminish.
Medium	Partial loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape and at odds with the local pattern and landform . Would cause a high quality landscape to be permanently changed and its quality diminish.
Low	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape . Would affect an area of recognised landscape character.
Negligible	Very minor loss or alteration to one or more key elements, features and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale , landform and pattern of the landscape.

Table 3 Significance of Landscape Impact:

Magnitude	Sensitivity			
	LOW	MEDIUM	HIGH	VERY HIGH
HIGH	Moderate adverse	Moderate/Major adverse	Major adverse	Severe adverse
MEDIUM	Minor/ Moderate adverse	Moderate adverse	Moderate/Major adverse	Major adverse
LOW	Minor adverse	Minor/ Moderate adverse	Moderate adverse	Moderate/Major adverse
NEGLIGIBLE	Negligible	Minor adverse	Minor/ Moderate adverse	Moderate adverse

Table 4 Receptor Sensitivity:

These methods have been used and are shown in the conclusion as part of the assessment method.

Receptor Sensitivity	Description
High	Occupiers of residential properties Users of recreational facilities, including public rights of way, whose attention or interest may be focussed on the landscape Communities where then development results in changes in the landscape setting or valued views enjoyed by the community
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest
Low	People at their place of work Industrial facilities

Table 5 Magnitude of impact:

Magnitude	Description
High	The development would appear large scale and become the dominant feature of the view. Would result in a significant change in the existing view and permanently diminish the quality and character of the existing view.
Medium	The development would result in a noticeable change in the existing view and would cause a noticeable deterioration in the quality and character of the view. The development would form recognisable new elements within the overall view and may be readily noticed by the observer or receptor.
Low	The development would result in a barely perceptible change in the existing view, without affecting the overall quality or would form an inconspicuous element in the wider landscape that may be missed by the observer or receptor.
Negligible	Only a small part of the development would be discernable and it is at such a distance that no change to the existing view can be appreciated.

Receptors have been graded according to their sensitivity to change based on the following:

Sensitivity of the view affect

Extent of the proposed development that will be visible

Degree of visual intrusion or obstruction that will occur

Distance of the view

Change in character or quality of the view compared to the existing

The importance of the overall visual impact is determined by an assessment of the sensitivity of the receptor and the magnitude of the visual impact of the proposed development up on each receptor.

Table 6 Importance of impact:

Magnitude	Sensitivity		
	Low	Medium	High
High	Moderate Adverse	Moderate Major Adverse	Major Adverse
Medium	Minor/Moderate Adverse	Moderate Adverse	Moderate Major Adverse
Low	Minor Adverse	Minor/Moderate Adverse	Moderate Adverse
Negligible	Negligible	Minor Adverse	Minor/Moderate Adverse

Appendix C – Technical considerations



Appendix C – Technical considerations





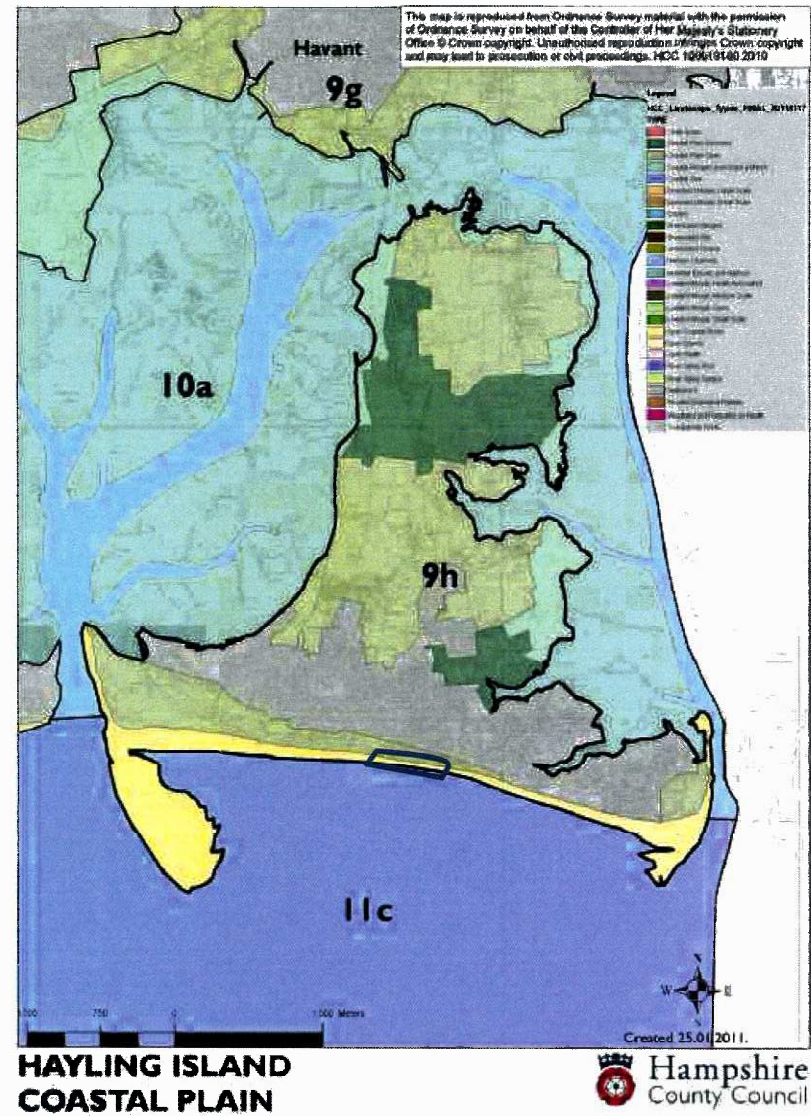
The Countryside Agency's Countryside Character Map
•The Countryside Agency's Countryside Character.

The study area is classified as lying within 126 - South Coast Plain character area and is described as follows:

- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments.

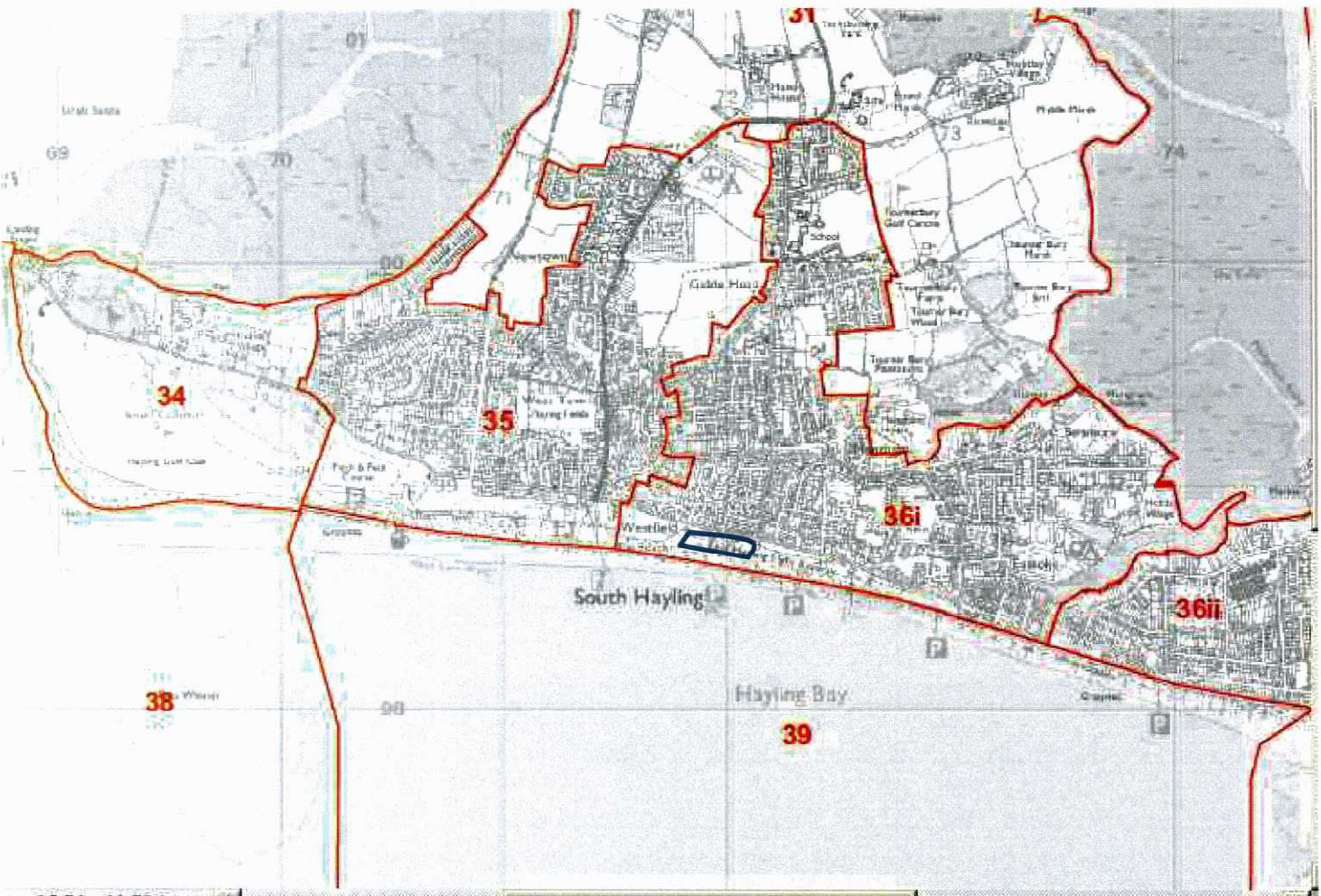
Hampshire Integrated Landscape Character Assessment

9h, 11c

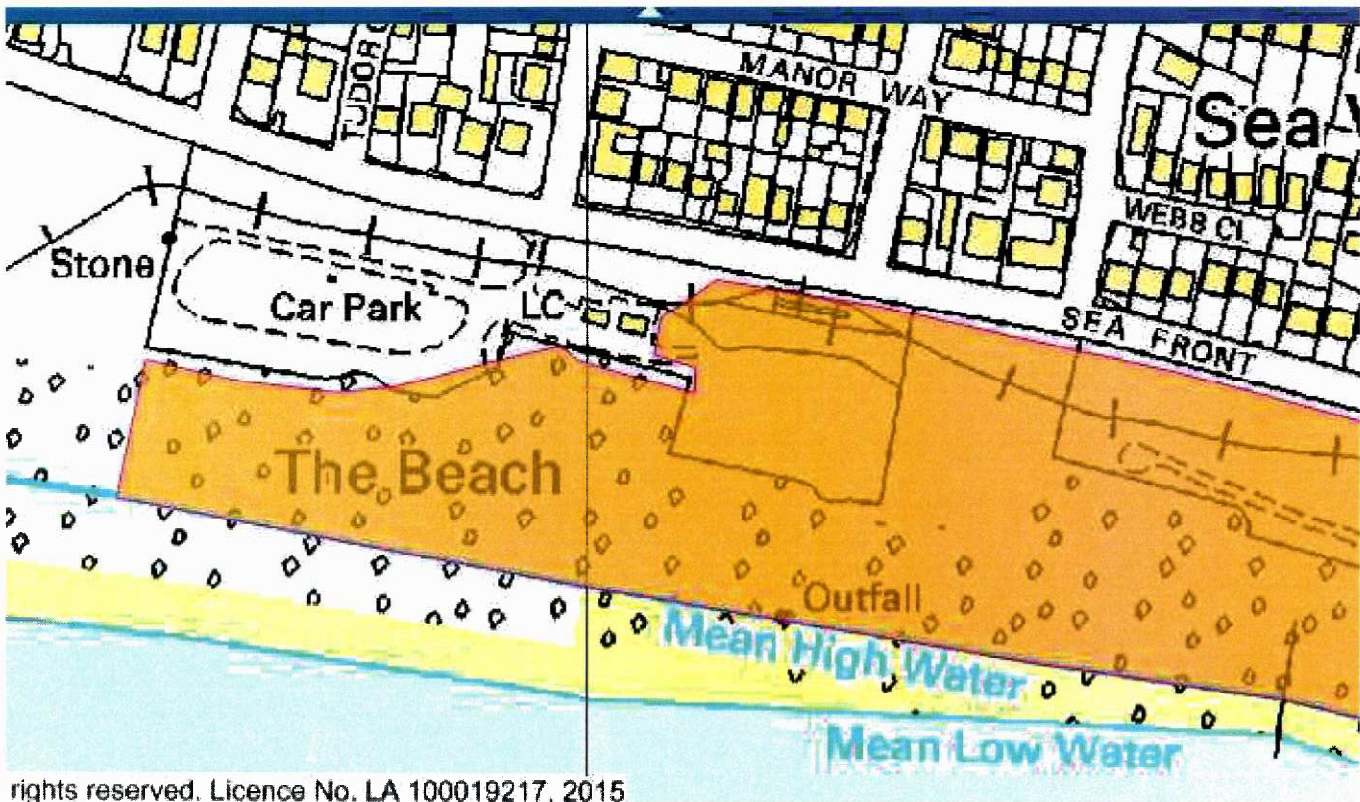
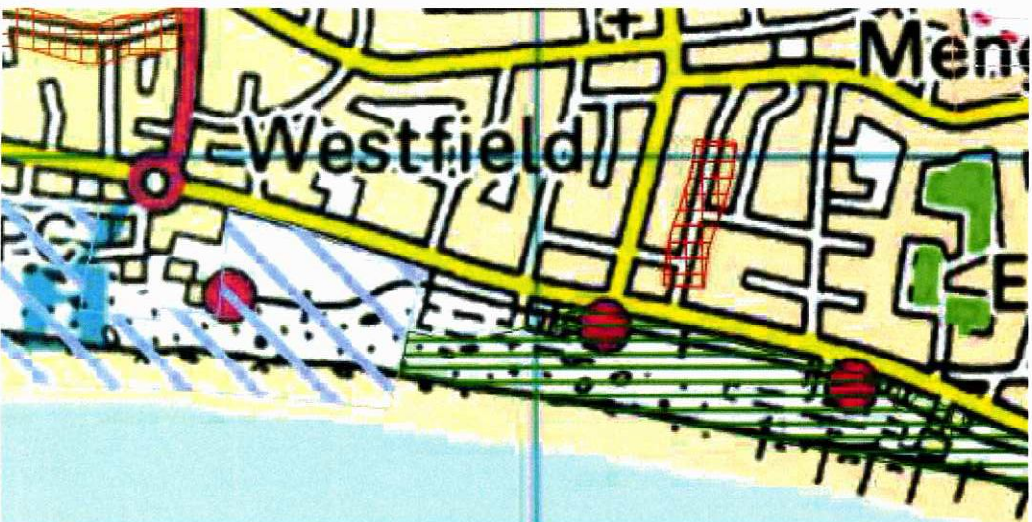


Appendix E – Baseline Site

Appendix E – Baseline Site



Appendix E – Baseline Site-Designations



GIS extracts

Appendix E – Baseline Site-Designations



Overlay to aerial

Appendix E – Receptors



Appendix E – Receptor 1



Appendix E – Receptor 2



Appendix E – Receptor 3



Appendix E – Receptor 4



Appendix E – Receptor 5



Appendix E – Receptor 6

