

Land North of Bartons Road

Havant, Hampshire

Visual Impact Assessment



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1.0 Summary of conclusions of this study

- 1.1 A combination of existing vegetation, topography and existing development significantly restricts views of the site from publicly accessible viewpoints.
- 1.2 The fieldwork demonstrates that the visual impact of the proposed development will be negligible. The only open views of the site are from a short section of Bartons Road, particularly immediately in front of the site.
- 1.3 The site is a considerable distance from both the settlements of Rowlands Castle and Emsworth and it is considered unlikely that development of the site would be detrimental to the strategic gap.
- 1.4 The significant level changes on the site, with the land falling away to the rear, means that in no view will the full extent of the site be visible.
- 1.5 The loss of the 3 protected Oak trees at the centre of the site may scarcely be appreciated by the casual observer from most viewpoints because these trees are hidden behind the existing boundary vegetation that is to be retained.
- 1.6 Bartons Copse ancient woodland (SINC) to the rear (north) of the site will be protected from development by a 15m wide ecological buffer strip.
- 1.7 The proposed development provides an opportunity to improve the streetscene along the frontage to Bartons Road replacing the existing exposed buildings and fences with new tree and hedge planting.

2.0 Introduction

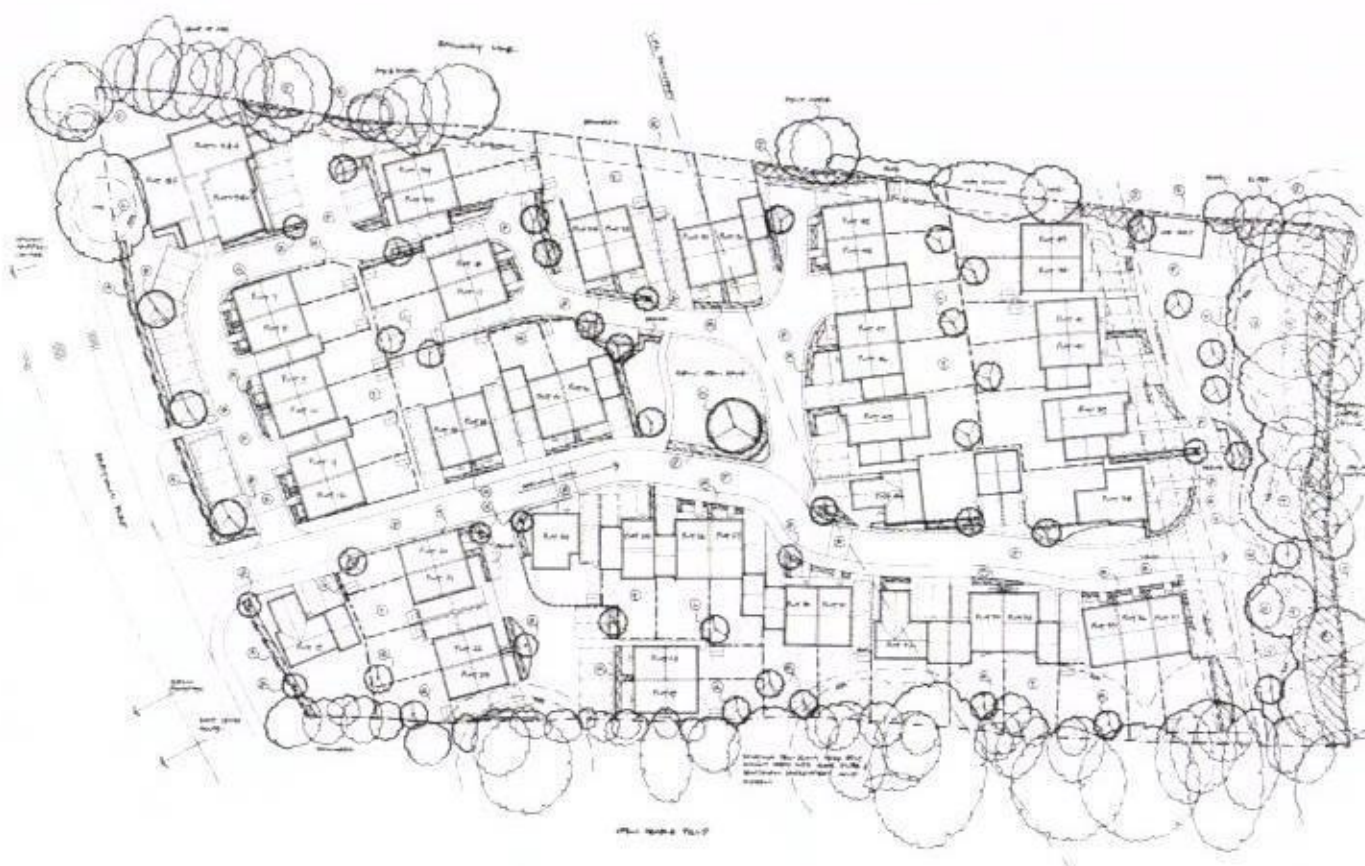
- 2.1 TGD Landscape Ltd have been appointed by Lindens Homes Southern to undertake a Visual Impact Assessment (VIA) in order to assess the potential visual effects of the development of land north of Bartons Road in Havant.
- 2.2 The location of the land (hereafter referred to as 'the site') is shown on the aerial photograph opposite. The site is located to the north-east of the settlement of Havant in Hampshire. It is approximately 2 kilometres to the north-east of Havant town centre and 1.6 kilometres to the east of Leigh Park District Centre.
- 2.3 The site measures approximately 1.48 hectares (with approximately 0.85 hectares falling within Havant Borough). The site generally slopes down from south-east to north-west, with the southern part of the site adjacent to Bartons Road having been raised up towards the level of the road.
- 2.4 The majority of the northern and western part of the site is undeveloped grassland. The southern and eastern area is developed and comprises several buildings. These buildings include those in commercial use for Mower Services and Boarding Kennels as well as residential dwellings.
- 2.5 The site crosses the boundary between Havant Borough and East Hampshire District. It is located within open countryside (outside the defined settlement boundary) in an area currently identified as a Gap between settlements.
- 2.6 The site is bounded to the west by the railway line that runs between London Waterloo and Portsmouth Harbour. To the south is Bartons Road. On the opposite side of Bartons Road is Havant Garden Centre and there are residential dwellings on both sides of Bartons Road.



2.7 The objectives of this VIA are:

- Briefly describe the character of the landscape within the study area.
- Systematically evaluate potential effects on the landscape setting of the site and the character of available views and visual amenity.
- Influence design development by recommending measures to mitigate any potential adverse impacts and to suggest potential enhancements.

3.0 Landscape Strategy



Extract from Landscape Strategy Plan

3.0 Landscape Strategy

- 3.1 The factors which have been carefully considered and have influenced the design of the site layout include: the open views along the frontage of the site from Bartons Road, the significant fall off in levels away from public views, the existing foul sewer that crosses the site, the existing boundary vegetation, the protection of Bartons Copse SINC and Ancient Woodland which adjoin to the north of the site.
- 3.2 The proposal is for the development of a parcel of land currently in mix use, including an operational kennels and cattery, lawn mower repair/service and a fun & fitness business. The remainder of the site is mainly open semi-improved grassland. The design team have also been mindful that in Planning terms the site is designated as being within Strategic Gaps although this designation is undermined by the extent of existing development on the site and the fact that much of the site is screened from view.
- 3.3 The proposal is to construct 55 properties that 'step down' across the site together with new access roads and parking all set within a pleasant landscape. The proposal includes the demolition of the buildings along the frontage.
- 3.4 Considerable care has been taken to provide the development with an attractive landscape setting and the comprehensive landscape strategy is detailed on TGD Landscape Ltd, Drawing Number 1714-0101. This plan shows the retention and strengthening of the existing boundary vegetation. Along the rear (north) boundary to Bartons Copse ancient woodland (SINC) a 15m wide ecological buffer strip is proposed including new understorey planting.
- 3.5 A central open space will act as a focal point to the development and there is an opportunity here to plant a landmark canopy tree. A strong framework of new tree and hedge planting will enhance the setting of the development.
- 3.6 The loss of 3 Oak trees covered by a TPO is regrettable but these trees are overaged and do not register strongly in most views as they are hidden behind the existing boundary vegetation. They will be replaced by 3 native trees along the frontage and a single focal canopy tree in the central open space.
- 3.7 The most open views into the site are from Bartons Road and the streetscene here will be improved as part of the development with the demolition of the buildings and fences along the frontage. New native trees and hedges will filter views and bolster the streetscape.
- 3.8 The landscape strategy includes measures to increase the biodiversity of the site and the extensive native planting and areas of new wildflower grass to the rear of the site will provide new habitats for local fauna.

4.0 Baseline Study

- 4.1 The baseline study seeks to establish the public viewpoints likely to experience visual change and identifies the key visual receptors. The following aspects of the landscape are described:

Elements

- The individual elements that make up the landscape, including prominent or eye catching features such as hills, valleys, woods, trees and hedges, ponds, buildings and roads. They are generally quantifiable and can be easily described.

Characteristics

- Elements or combinations of elements that make a particular contribution to the character of an area, including experiential characteristics, such as tranquillity and wilderness.

Character

- The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

The site context

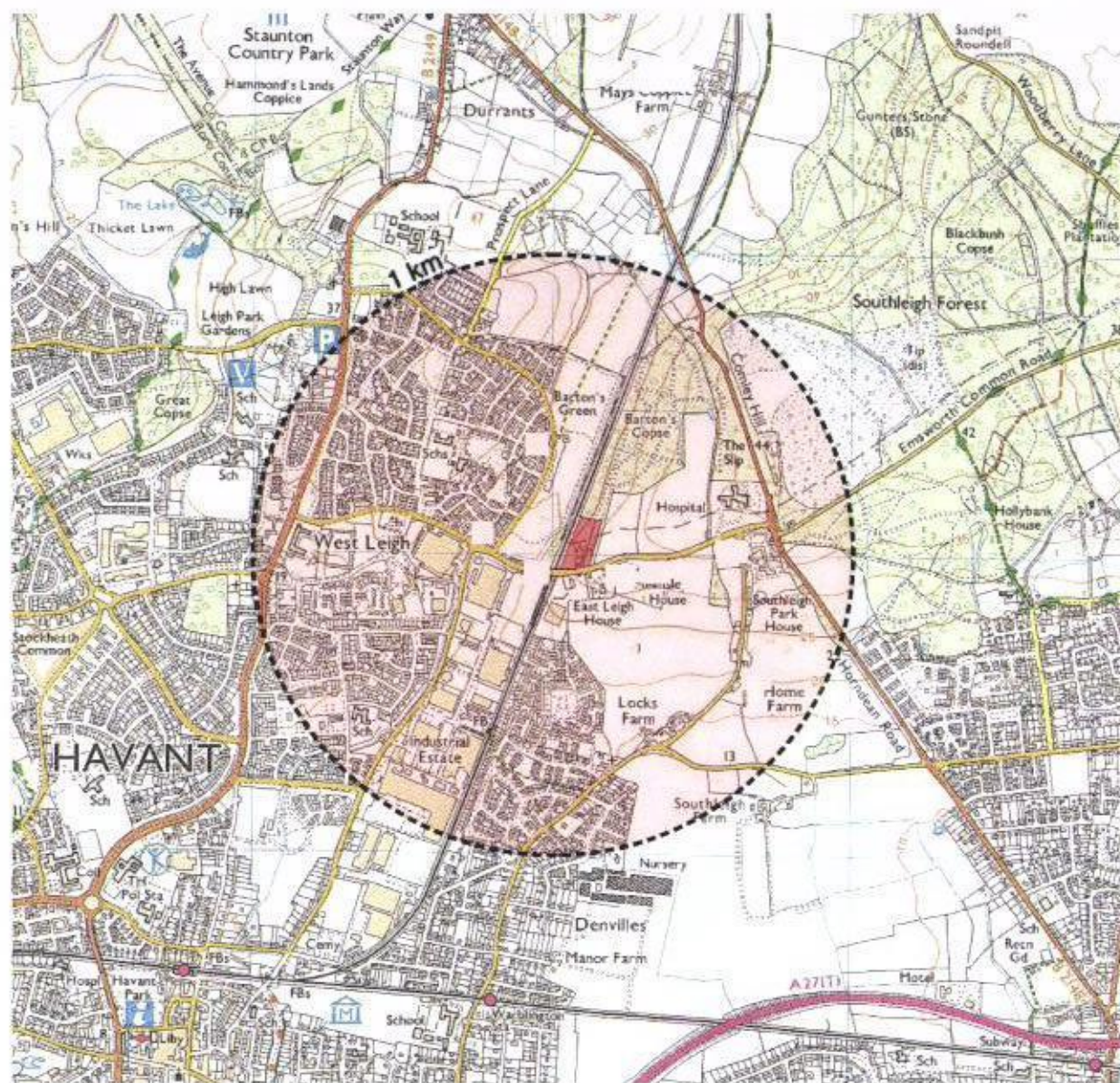
- 4.2 The site is situated on the north-eastern edge of Havant with Rowlands Castle just over 2 kilometres due north of the site. Emsworth town and the coastline lie around 3 kilometres south of the site.
- 4.3 The site is bounded to the west by the railway line that links London Waterloo and Portsmouth Harbour. Bartons Green Recreation Ground runs along the other side of the railway line and the trees growing within this open space provide useful screening. To the south is Bartons Road. On the opposite side of Bartons Road is Havant Garden Centre with New Lane Industrial Park just over the railway line to the west. There are residential dwellings on both sides of Bartons Road. The majority of these are detached houses set within generous gardens.
- 4.4 The boundary between Havant Borough and East Hampshire District crosses the site with just under ½ of the site (the upper northern sector) within the boundary of East Hampshire District Council.
- 4.5 The site is located within open countryside (outside the defined settlement boundary) in an area identified as a Gap between settlements. In East Hampshire it falls within the Gap between Havant and Rowlands Castle. In Havant it historically falls within the Havant/ Emsworth Gap. However, in line with the Kirkham Study in 2008 ('The Formation of Strategic and Local Gaps in Havant Borough') the Havant Borough review of their Core Policy concludes that the site should not be included in the Gap.



— — — — — Approximate line of Local Authority Boundary

- 4.6 The surrounding landscape is dominated to the west and south of the site by the existing suburban development of Havant. There are open fields to the south-east and east and established deciduous woodland to the north and north-east. This woodland once formed part of the more extensive medieval Forest of Bere, a royal hunting preserve. Beyond this mature woodland lies open countryside. This is an accessible and permeable landscape due to its proximity to Havant.
- 4.7 There are relatively few public rights of way in the local area although there is a network of roads and the London to Portsmouth railway line runs along the western boundary.

4.0 Baseline Study



The Study Area

4.8 Identification of assessment area

The assessment area is centered on the site and was determined following consideration of the landscape context and the nature of the proposal. The assessment area covers a radius of approximately 1 km from the centre of the site.

4.9 The southern sector of site lies within Landscape Character Area 21 (LCA21: Southleigh Forest) of the Havant Borough Landscape Character Assessment (2007)

Among the key elements of landscape sensitivity identified in the study:

- Area of high quality agricultural land. Grade 1 land east of East Leigh house
- Significant area of parkland with parkland trees
- 88% rural
- Selective views into area from adjacent areas
- 20.24% of the LCA is covered by SINC designation (the average for Hampshire is 8.7%)
- Wide variety of dispersed settlement areas all of small size almost entirely of positive or neutral group value
- Area as a whole is enhanced by the broad distribution of older buildings in discrete and identifiable groups

4.10 The northern segment of the site is included in the East Hampshire Landscape Character Assessment (2006) and is included within 'LCA 10A: Havant Thicket and Southleigh Forest'. The character area lies at the foot of the chalk downland dipslope. The character area is not in the South Downs National Park.

The relevant key characteristics of the Havant Thicket and Southleigh Forest are:

- Transitional area incorporating the low lying, clay vale and the edge of the chalk downland dipslope
- A varied landcover dominated by woodland and including pasture, paddocks and common land
- Dominated by woodland, all of it pre-1800 but subsequently replanted and smaller copses which provide enclosure and a strong backdrop to views
- The remnant woodland and common land represent fragments of the once extensive Forest of Bere - a medieval royal hunting preserve
- Small geometric fields predominantly of recent enclosure with pasture, some managed as horse paddocks
- Close proximity to Havant and Horndean allows good access to this landscape and despite being adjacent to the urban edges there are opportunities to find places of tranquillity
- The western part of the area (close to Horndean) is severed by the motorway

4.0 Baseline Study

Land use

- 4.11 The study area broadly divides into 2 land use types. The western sector is dominated by urban residential and retail/light industrial development that forms part of Havant. The eastern section of the study area is open countryside with a mix of relatively small enclosed fields and areas of deciduous woodland.
- 4.12 The land use immediately around the site follows a similar pattern to the study area with modern suburban development to the west and open countryside to the east. To the west beyond the railway line Bartons Road Recreation Ground soon gives way to residential development. To the south on the other side of Bartons Road there is a mix of light industrial development (on the other side of the railway line), Havant Garden Centre and East Leigh House. There are other existing dwellings along Bartons Road to the east.
- 4.13 The site itself is currently being used for a number of commercial ventures including a kennels/cattery, lawn mower repair/service and a fun & fitness business.
- 4.14 All of the above detract from the countryside setting and form an easterly extension to the edge of Havant town. The countryside character only begins to dominate in the scene beyond the site to the east, although even here it is interrupted by the new crematorium and the existing Spire Portsmouth Hospital.

Topography

- 4.15 The landform within the study area consists of gently undulating topography with a number of shallow valleys running roughly north to south. The site lies on the eastern side of one of these valleys that runs due north to Rowlands Castle. There are no obvious or dramatic high points in the study area although the land generally rises to the north-west. The land to the south of the site gradually flattens out to the lower lying coastline.
- 4.16 The site itself includes more dramatic changes in elevation and there is a considerable fall east to west. Along the frontage this fall is approximately 5m and along the rear boundary closer to 7m.
- 4.17 The steepest falls are in the undeveloped north-western sector of the site where grass banks slope steeply down towards the railway line. The low point occurs in the north-west corner of the site at around 22.70m above OD and the high point in the south-western corner is 32.84m above OD.
- 4.18 One consequence of the on-site topography is that the rear (northern) sector of the site is well hidden in views. As a result any potential impact on the East Hampshire Strategic Gap in this area is reduced.



Photograph showing steep falls down to railway line

Watercourses

- 4.19 There are no water courses within or immediately adjacent the site.
- 4.20 There is a small stream running along the eastern edge of Bartons Road Recreation Ground (adjacent the railway line) to the west of the site. There are also minor ditches and ponds within Bartons Copse to the north.

4.0 Baseline Study

Vegetation

- 4.21 Deciduous woodland is significant in the landscape to the north and east of the site with larger blocks and smaller copses. Much of the woodland represents remnants of the more extensive medieval Forest of Bere, a pre-1800 royal hunting preserve but subsequently replanted and many are designated as SINC's (Site of Importance to Nature Conservation).
- 4.22 To the south and immediate east of the site agricultural fields are enclosed with field hedgerows and deciduous boundary trees.
- 4.23 Existing trees along both sides of the railway line and tree planting on Bartons Road Recreation Ground combine to provide good screening to the west of the site.
- 4.24 The western boundary of the site has partial screening to the railway line though most of these deciduous trees lie just offsite on Network Rail land. The northern boundary is well enclosed by the mature ancient woodland that forms part of Bartons Copse. The value of this ancient woodland is acknowledged and it is designated a SINC. The eastern boundary is also well enclosed by a belt of deciduous trees, mainly Oaks and Sycamores. The frontage to Bartons Road is open and exposed and there are no trees of major significance here.

Tree Preservation Order



Photograph of 3 no. mature Oaks - note crown dieback

- 4.25 Within the site there are few trees of real value apart from 3 mature Oaks which are protected by a Tree Preservation Order (TPO). These trees are showing some signs of stress and crown thinning. The Tree Report by Barrell Treecare examines the condition and value of these trees in detail.
- 4.26 In landscape terms these Oaks, though of value, are in decline. Since the trees lie within the site they are hidden in most publicly accessible views by the boundary vegetation. Where they are part of the scene (views from passing trains) they are seen set against a backdrop of the existing boundary trees and are therefore less prominent. In the most exposed views from Bartons Road these 3 trees are set roughly on a south to north line. Since they line up roughly one behind the other they are less dominant in the scene.

Public rights of way

- 4.27 There are few public footpaths within the study area although there is a network of roads and the railway line passes along the western boundary of the site.
- 4.28 The most obvious footpath crosses Bartons Road Recreation Ground to the north of the site. There is also a public footpath (not shown on the OS Explorer map) opposite the site that runs between Havant Garden Centre and East Leigh House linking to fields and open countryside to the south.
- 4.29 The majority of these public rights of way appear to be well used.

4.0 Baseline Study

Landscape & Planning designations

- 4.30 The site lies within an area of countryside that is currently identified as a gap between settlements by both Havant BC and East Hampshire DC. In East Hampshire it falls within the Gap between Havant and Rowlands Castle. In Havant it historically falls within the Havant/Emsworth Gap. However, in line with the Kirkham Study in 2008 ('The Formation of Strategic and Local Gaps in Havant Borough') the Havant Borough review of their Core Policy concludes that the site should not be included in the Gap.
- 4.31 The site is well enclosed on 3 sides by existing vegetation so that the rear, more open areas of the site are not perceived in publicly accessible views. The more exposed frontage is already developed and does not form a gap in development. The existing development to the west of the site and on the opposite side of Bartons Road further undermines the gap character of this area.
- 4.32 Since the site lies adjacent existing development, is well enclosed by existing vegetation and is a considerable distance from both the settlements of Rowlands Castle and Emsworth it is considered unlikely that development of the site would be detrimental to the strategic gaps.
- 4.33 The site does not lie within or close to the boundary with the South Downs National Park. The nearest boundary is around 2 kilometres to the west of the site.



Extract Havant Core Strategy Proposals Map

Habitat designations

- 4.34 There are no habitat designations on the site. Apart from the mature Oaks on site and boundary trees the site has relatively low ecological value. The semi-improved grassland at the rear of the site has low ecological value.
- 4.35 Bartons Copse that runs up to the northern boundary of the site is designated as a SINC.

4.36 Conclusions from Baseline Study

- The site itself is unremarkable with no particular landscape or habitat value
- Since the site is well enclosed and the frontage is already in commercial use the proposed development would have negligible impact on the perceived Strategic Gaps
- There are limited views into the site but the proposed development should carefully consider views from Bartons Road and aim to reduce potential visual impact
- The 3 mature Oak trees within the site are not dominant in views and are in declining health
- The existing boundary vegetation should be retained and strengthened to soften any impact of development
- Site planning should carefully consider the significant changes in levels on the site
- The site is not within or close to the South Downs National Park

5.0 Assessment Methodology

- 5.1 The visual assessment methodology used in the preparation of this report has been developed from 'Guidelines for Landscape and Visual Impact Assessment 3rd edition' (2013).
- 5.2 A desktop study (based on the Explorer Series of Ordnance Survey Maps) identified the potential key views from publicly accessible areas (see plan on Page 12). This was followed by a photographic survey which was undertaken on 16th July 2014. Each potential view identified during the desktop study was visited to take photographs.
- 5.3 The weather conditions were dry, with good visibility. Generally sunny and bright with some cloud cover. The photographs provide a summer perspective when the deciduous vegetation is in full leaf and has greatest screening effect and so represents the best case scenario in screening terms.
- 5.4 The survey was carried out on foot and included all publicly accessible areas such as open access land, public open spaces, roads, bridleways and footpaths. Photographs were taken from all potential viewpoints identified through the desktop study. The current composition of views was recorded and the likely changes as a result of the proposal were considered.
- 5.5 The photographs for this assessment were undertaken with a Digital Single Lens Reflex (SLR) Camera equipped with a 15x optical zoom lens (the lens focal length equivalent to 31 - 465mm on a 35mm camera).
- 5.6 The impact of the proposals on each receptor was recorded on site and the landscape condition was noted.

Identification of assessment area

- 5.7 The assessment area is centered on the site and was determined following consideration of the landscape context and the nature of the proposal. The assessment area covers a radius of approximately 1 km from the centre of the site.

For this proposal, it was considered that views beyond this distance would be scarcely appreciated. The study area is shown on the viewpoints plan on Page 12.

Visual impacts

- 5.8 Visual impacts relate to the changes to the character of available views and visual amenity. Visual impacts depend to an extent on the sensitivity of a certain viewpoint.

Landscape sensitivity

- 5.9 The attributes of the different landscape components within the site and the study area are described in the baseline study. The condition of the landscape has also been considered in the field survey.
- 5.10 The sensitivity of the landscape has been assessed in accordance with the criteria contained in the table below. The determination of sensitivity is based upon the capacity of the landscape to accommodate change.

SENSITIVITY OF LANDSCAPE	
Sensitivity	Criteria
High	Important elements or landscape of a particularly distinctive and highly valued character and rarity, typically of, international, national or regional in scale (e.g. World Heritage Sites, National Parks, AONB). A landscape where the intrinsic character may be susceptible to slight changes.
Medium	Valued elements or landscape of moderate importance and rarity typically of regional or local scale undesignated but valued through perhaps through demonstrable use or support. A landscape capable of accepting limited change with some effects on landscape character, feature or elements.
Low	Elements or landscape of relatively low importance and rarity or degraded, typically of local scale. Identified as having some redeeming features and possibly identified for improvement. Tolerant of substantial change without adverse impact on character, features or elements.

5.0 Assessment Methodology

Visual receptors

- 5.11 Visual receptors within the study area are identified and categorised by their sensitivity, depending on their activity, location and context. These are set out in the table below.

SENSITIVITY OF VISUAL RECEPTORS	
Sensitivity	Criteria
High	Viewers within national or internationally designated landscapes (National Parks, AONB's, World Heritage Sites) Viewers within residential properties Viewers from the setting of a Scheduled Monument or Listed Buildings Viewers using Public Rights of Way or Open Access Land Viewers within regionally designated landscapes
Medium	People engaged in outdoor recreational sports Viewers in vehicles on local roads Recreation/play area user groups
Low	Viewers in vehicles traveling through the area on major transport corridors Viewers working inside commercial and industrial premises People engaged in formal sports

- 5.12 When there are visual receptors of differing sensitivity in one particular location, the higher sensitivity receptor would generally determine the overall sensitivity in that location. For instance, when local roads are frequently used by walkers, the location would be attributed Medium sensitivity rather than Low.

- 5.13 Views are categorised according to the following distances:

- Close - 200m
- Intermediate - 200m to 1km
- Distant – over 1km

Magnitude of effect

- 5.14 The magnitude of effect (or the scale of change) has been evaluated in relation to both the landscape and visual receptors. When evaluating the impact on receptors, the following considerations have been taken into account:

- The extent of the view that would be occupied by the development: e.g. full, partial, or glimpsed.
- The proportion of the development that would be visible: e.g. full, most, small amount, or none.
- The distance of the viewpoint from the development.
- Whether the view is transient or one of a sequence of views, as from a moving vehicle or footpath.
- Seasonal differences of the degree of vegetative screening.
- The duration of the change (temporary, short term, long term, permanent).
- The nature of the effect (beneficial, adverse, neutral, singular or cumulative).

- 5.15 During the photographic survey the effect on each viewpoint was ascribed a level of magnitude, the criteria for each level is set out in the table below.

MAGNITUDE OF EFFECTS	
Magnitude	Criteria
High	The proposals would form a dominant part of the landscape and would be immediately apparent to the observer
Medium	The proposals may form a visible and recognisable new element within the overall scene and may be readily noticed by the observer.
Low	The proposals would form only a minor component of the wider view, which might be missed by the casual observer
Negligible	Only a small part of the proposal is likely to be viewable and/or they are at such a distance to be scarcely appreciated and as such would barely affect the overall view
None	No part of the proposal would be discernible

5.0 Assessment Methodology

Significance of visual impacts

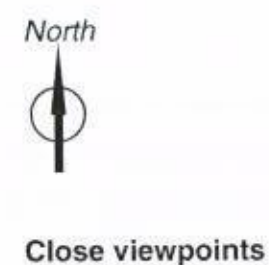
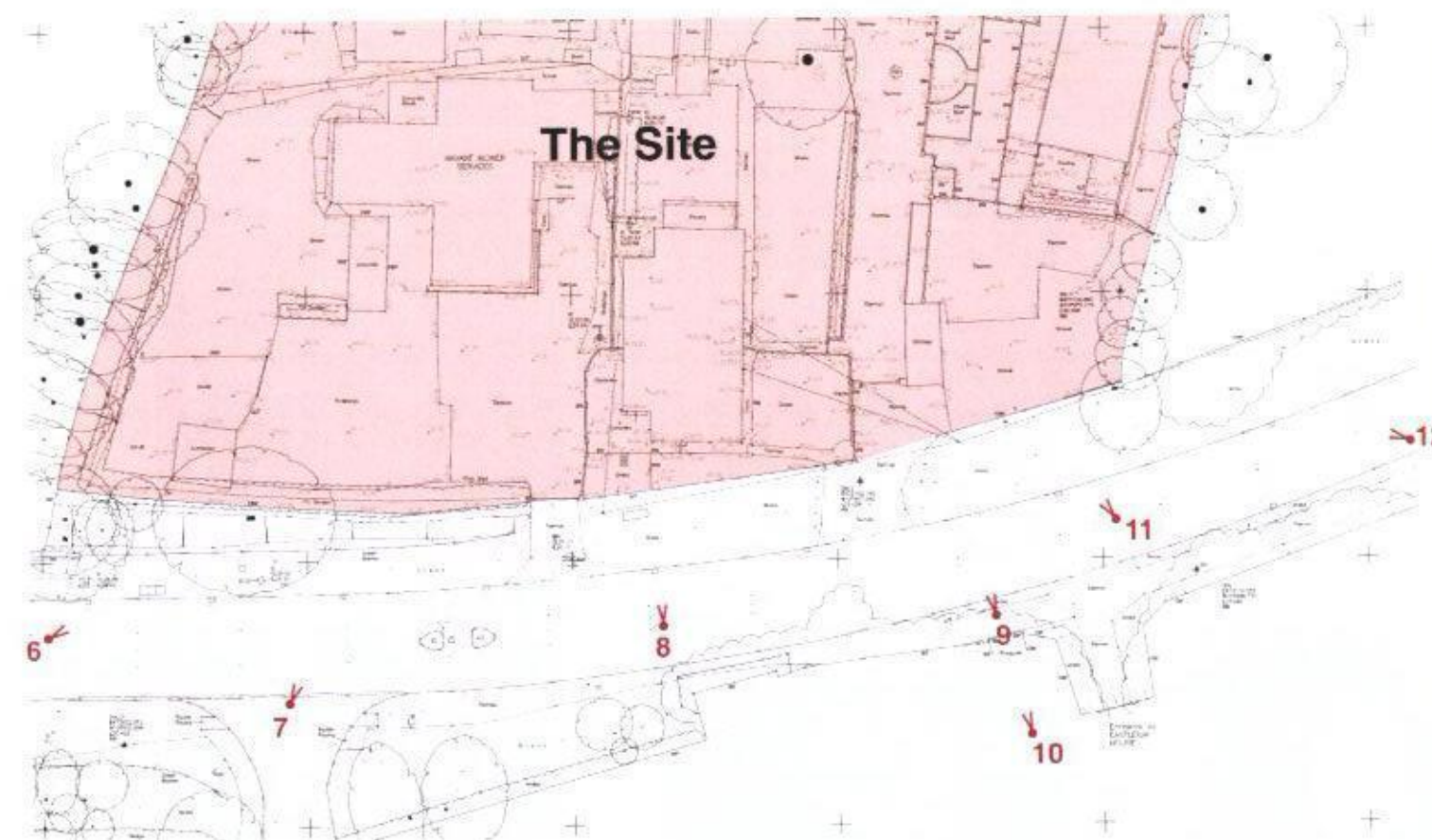
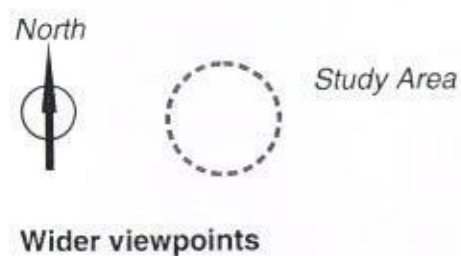
- 5.16 The resulting significance of the potential visual impacts has been determined following consideration of both the sensitivity of the receptor and the magnitude the effects. Impact significance is a function of magnitude and sensitivity, as described in the table below. The table sets out the grades assigned to each impact:

Sensitivity \ Magnitude	High	Medium	Low
High	Acute	Substantial	Moderate
Medium	Substantial	Moderate	Slight
Low	Moderate	Slight	Slight
Negligible	Slight	Negligible	None
None	None	None	None

Limitations and assumptions

- 5.17 Whilst the character assessment is quantitative, the remaining elements of the assessment are qualitative, involving a degree of professional judgement in balancing the relationship between differing concerns.
- 5.18 This assessment considers only publicly accessible viewpoints and it should be noted that it was not possible to record views from passing trains.
- 5.19 It is acknowledge that the development will have some limited impact on private views from dwellings nearby especially those houses on rising ground to the north-west. Any impact will be minor and mainly from 1st floor windows.
- 5.20 The photographs provide a summer perspective when the deciduous vegetation is in full leaf and has greatest screening effect and so represents the best case scenario in screening terms. That being said, in winter months the 'tracerwork' of branches will still partially filter views and reduce visual impact.

6.0 Viewpoints Plan



7.0 Visual impact assessment

Viewpoint number	Viewpoint description	Visual sensitivity			Magnitude of effect					Significance of visual impact						Nature of impact			Description of impact before mitigation	Description of impact following mitigation
		Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute	Positive	Neutral	Negative		
1	View looking south from public footpath linking Whichers Great Road and Wakefords Way			X	X					X							X		Views of site prevented by existing vegetation	No change
2	View looking south from public footpath crossing Bartons Green Recreation Ground			X	X					X							X		Views of site prevented by existing vegetation	No change
3	View looking south east towards site from junction of Wakefords Way and Froxfield Road		X		X					X							X		Views of site prevented by existing vegetation	No change
4	View looking east towards site from junction of Wakesford Way with Bartons Road		X		X					X							X		Views of site prevented by combination of existing woodland and topography	No change
5	View looking north east towards site from Bartons Road where crosses over railway line		X		X					X							X		Views interrupted by existing vegetation	No change
6	View looking north east into site from Bartons Road adjacent south west corner of site		X			X					X						X		Limited view along frontage of site	Demolition of existing buildings and new planting would have a positive impact on the view
7	View looking north into site from Bartons Road at entrance to Havant Garden Centre		X					X					X				X		Open, close view into site presently partially screened by existing Cypress hedge	New planting would have a positive screening impact that increases into the life of the development
8	View looking north into site from Bartons Road opposite existing on-site cottages		X					X					X				X		Open, close view into site dominated by existing cottages	Demolition of existing cottages and new planting would have a positive impact on the view
9	View looking north into site from junction of public footpath with Bartons Road		X					X					X				X		Open, close view into site with intrusive boundary fence and glimpses of existing buildings	New planting would have a positive screening impact that increases into the life of the development

7.0 Visual impact assessment

Viewpoint number	Viewpoint description	Visual sensitivity			Magnitude of effect					Significance of visual impact						Nature of impact			Description of impact before mitigation	Description of impact following mitigation
		Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute	Positive	Neutral	Negative		
10	View looking north along route of public footpath approximately 10m from Bartons Road			X		X						X					X		Existing fencing and vegetation both sides of path screen views of site frontage	New planting would have a positive screening impact that increases into the life of the development
11	View looking north west into site from Bartons Road adjacent the south east corner of the site		X					X					X				X		Open views of frontage dominated by existing buildings and fencing	Removal of existing buildings/fencing and new planting would have a positive impact on the view
12	View looking west from Bartons Road approx. 40m east of entrance to 'Longmeadow'		X					X					X				X		Limited view along frontage of site	Demolition of existing buildings and new planting would have a positive impact on the view
13	View looking west from Bartons Road approx. 60m east from entrance to 'Longmeadow'		X		X					X							X		Views interrupted by existing roadside vegetation	No change
14	View looking west toward site from Bartons Road		X		X					X							X		Views interrupted by existing roadside vegetation	No change
15	View looking west toward site from Bartons Road at junction with road leading to new crematorium		X		X					X							X		Views blocked by existing tree belt along eastern boundary of site	No change
16	View looking north west toward site from Eastleigh Road adjacent 'Woodbine Cottage'		X		X					X							X		Existing trees in gardens of houses on south side of Bartons Road screen views of site	No change

8.0 Photographs VP1



Description	Viewpoint 1 - View looking south towards site from public footpath linking Whichers Great Road and Wakefords Way
Assessment	The view towards the site is blocked by existing vegetation
Visual Effects	None on view
Recommended Mitigation	None required

8.0 Photographs VP2



Description	Viewpoint 2 - View looking south towards site from public footpath crossing Bartons Green Recreation Ground
Assessment	Rising ground and established vegetation obstructs any views into the site
Visual Effects	None on view
Recommended Mitigation	None required

8.0 Photographs VP3



Description	Viewpoint 3 - View looking south east towards site from junction of Wakefords Way and Froxfield Road
Assessment	Existing vegetation screens any views of the site
Visual Effects	None on view
Recommended Mitigation	None required

8.0 Photographs VP4



Description	Viewpoint 4 - View looking east towards site from junction of Wakesford Way with Bartons Road
Assessment	Topography and established vegetation on Bartons Green Recreation Ground and alongside of railway line screen any views into the site <i>(Note: In winter months very minor glimpses of site might be possible through tracerwork of branches but negligible impact)</i>
Visual Effects	None on view
Recommended Mitigation	None required

8.0 Photographs VP5



Description	Viewpoint 5 - View looking north east towards site from Bartons Road where crosses over railway line
Assessment	Existing trees block potential views into the site although in winter months some minor glimpses of upper sections of site may occur
Visual Effects	There will be no visual impact in summer months when trees are in leaf. During the winter months there will be some minor glimpses of the new development although the magnitude of the visual change will be low
Recommended Mitigation	On site tree and hedge planting to bolster tree screen as space allows

8.0 Photographs VP6



Description	Viewpoint 6 - View looking north east into site from Bartons Road adjacent south west corner of site
Assessment	Existing trees screen closest views into the site although the remainder of the frontage of the site is visible with the existing cottages a component in the view. There is also a glimpse beyond the cottages of an existing garage/store that is part of the 'Kings' boarding kennels & cattery plus the exposed timber fence along the front boundary
Visual Effects	In summer months the existing group of deciduous trees will screen the south west corner of the site. Along the remainder of the frontage there will be an improvement in the view with the demolition of the cottages and kennels. Most of the new dwellings will be set back from the road frontage and new tree and hedge planting will soften the streetscene
Recommended Mitigation	On site tree and hedge planting to bolster the streetscene and filter views

8.0 Photographs VP7



Description	Viewpoint 7 - View looking north into site from Bartons Road at entrance to Havant Garden centre
Assessment	An existing clipped Cypress hedge blocks views at lower levels with the existing cottages a component in the view (seen here to the right side). Havant Mower Services lies behind the hedge but is not visible as the ground falls away behind the hedge. Some of the established deciduous trees along the boundary and the TPO trees are glimpsed in this view
Visual Effects	The existing Cypress hedge will be removed as part of the development and replaced with new hedge and a number of semi-mature trees. The new dwellings along this section of the frontage will be set back from the road and new tree and hedge planting will soften the streetscene
Recommended Mitigation	On site tree and hedge planting to improve the streetscene and filter views

8.0 Photographs VP8



Description	Viewpoint 8 - View looking north into site from Bartons Road opposite existing on-site cottages
Assessment	The existing cottages form a dominant element in the view and the exposed boundary fence adds to the intrusiveness of development. The view is exposed and unattractive and detracts from the streetscene along Bartons Road
Visual Effects	The existing cottages and boundary fencing will be removed as part of the development. The new dwellings along this section of the frontage will be set back from the road and new tree and hedge planting will improve the view and soften the streetscene
Recommended Mitigation	On site tree and hedge planting to improve the streetscene and filter views

8.0 Photographs VP9



Description	Viewpoint 9 - View looking north into site from junction of public footpath with Bartons Road (opposite Kings Boarding Kennels & Cattery)
Assessment	The existing kennel buildings and the exposed boundary timber fence detract from the streetscene. The line of 3 mature TPO Oaks can be seen behind the existing dwelling. These 3 Oaks are in a line roughly north-south and therefore have reduced impact on this view. The dominant vegetation in this scene is the eastern boundary tree belt as this extends right to the frontage. The 3 protected trees are set somewhat further back in the scene and are therefore less prominent
Visual Effects	The existing buildings and fence will be demolished as part of the development and replaced with new boundary hedging and a number of small trees to soften the streetscene
Recommended Mitigation	On site tree and hedge planting to soften the streetscene

8.0 Photographs VP10



Description	Viewpoint 10 - View looking north along route of public footpath approximately 10m from Bartons Road
Assessment	The existing boundary fences and vegetation both sides of the footpath effectively enclose the path and views of the site are reduced to only a restricted 'tunnel' glimpse of the frontage
Visual Effects	A tiny section of the frontage of the site will be visible and the development will have negligible impact on this restricted view
Recommended Mitigation	On site tree and hedge planting to improve the streetscene

8.0 Photographs VP11



Description	Viewpoint 11- View looking north west into site from Bartons Road adjacent the south east corner of the site
Assessment	The existing cottages, kennel buildings and boundary fence all detract from the view. The single Oak tree at the centre of the site can be seen in the middle distance at the centre of the photograph and the boundary Sycamores are on the right side of the view
Visual Effects	The existing cottages, kennel buildings and boundary fencing will be removed as part of the development and replaced with new boundary hedging and a number of small trees to soften the streetscene. The single Oak at the centre of the site has to be removed to enable development but this tree will be replaced with a single semi-mature landmark canopy tree planted on the central open space
Recommended Mitigation	On site tree and hedge planting to improve the streetscene and filter views. Single landmark canopy tree planted in the central open space as a focal specimen and to filter internal views

8.0 Photographs VP12



Description	Viewpoint 12- View looking west toward site from Bartons Road approximately 40m east of entrance to 'Longmeadow' residence
Assessment	The existing tree belt along the eastern site boundary screens the majority of the site. In winter months some glimpses into the site will open up mainly of roof lines. There is a restricted glimpse of the frontage but this is not dominant in the view. Note that the 3 TPO Oak trees cannot be seen in this view
Visual Effects	The existing buildings and fences along the frontage will be removed as part of the development and the new hedge and tree planting along the frontage will positively impact this view
Recommended Mitigation	On site tree and hedge planting to improve the streetscene and filter views

8.0 Photographs VP13



Description	Viewpoint 13 - View looking west toward site from Bartons Road approximately 60m east from entrance to 'Longmeadow' residence
Assessment	The existing roadside vegetation screens the site although in winter months there may be glimpses beyond this vegetation. However the 2nd photograph shows the view from the other side of the roadside vegetation. This view demonstrates the effectiveness of the tree belt along the eastern boundary of the site in blocking views into the site
Visual Effects	None on view
Recommended Mitigation	None required

8.0 Photographs VP14



Description	Viewpoint 14 - View looking west toward site from Bartons Road
Assessment	The existing roadside vegetation screens the site
Visual Effects	None on view
Recommended Mitigation	None required

8.0 Photographs VP15



Description	Viewpoint 15 - View looking west toward site from Bartons Road at junction with road leading to new crematorium
Assessment	The existing established tree belt along the eastern boundary of the site prevents views into the site. The 3 TPO Oak trees are not obvious in this view and lie beyond the boundary vegetation
Visual Effects	There may be minor glimpses of a small part of the new development (especially in winter months) but these are at sufficient distance to be scarcely appreciated
Recommended Mitigation	Tree planting along the eastern edge of the development will bolster tree cover and enhance the screening effect

8.0 Photographs VP16



Description	Viewpoint 16 - View looking north west toward site from Eastleigh Road adjacent Woodbine Cottage
Assessment	The existing trees within the curtilages of existing dwellings along the southern side of Bartons Road effectively screen the site
Visual Effects	None on view
Recommended Mitigation	None required

9.0 Summary

- 9.1 A combination of existing vegetation, topography and existing development significantly restricts views of the site from publicly accessible viewpoints.
- 9.2 Of the 16 viewpoints photographed, 9 have no views of the site, 2 are ranked as having negligible impact and 5 are ranked as having medium impact. None are ranked as having low or high impact.

Summary of magnitude of effects

Significance of visual impact	Photograph number
High	None
Medium	7,8,9,11,12
Low	None
Negligible	6,10
None	1,2,3,4,5,13,14,15,16

- 9.3 The only significant views of the site are from Bartons Road and these will be sequential as they will be by passing drivers and pedestrians etc. who are using this public right of way. There will also be some views from passing trains but it was not possible to photograph these.
- 9.4 It is worth noting that the existing buildings and fencing along the frontage that intrude into the streetscene along Bartons Road will be removed as part of the development of the site. The new dwellings will generally be set back a little from the frontage and the new native tree and hedge planting will result in an improved view along the Bartons Road.
- 9.5 The removal of the 3 mature Oaks protected by a TPO that lie close to the centre of the site will be less noticeable than might be anticipated since in views these trees are set against a backdrop of the existing established boundary trees/woodland. In the key views from Barton Road these trees are set back in the scene and since they are arranged roughly in a line one behind the other they are less prominent in views. These trees are over-aged and there are some signs they are under stress (see Barrell Treecare report for full details).
- 9.6 A combination of existing boundary vegetation and the significant drop in level towards the rear of the site means that the full extent of the site will not be perceptible in any view identified.
- 9.7 Although this report only considers publicly accessible views, since the site is well enclosed by existing vegetation the development of the site would have negligible impact on private views.
- 9.8 The visual impact survey was carried out in summer months when the deciduous vegetation is most effective in screening views of the site. During winter the effectiveness of the vegetative screen will reduce somewhat but the 'tracerwork' of branches will still contribute to the screening of the site.

10.0 Conclusions

- 10.1 ***The location of the site within a well treed, gently undulating landscape limits the potential visual impact of the proposed scheme.*** The existing vegetation along the northern and eastern boundaries is particularly effective in screening views. Along the western boundary the intermittent vegetation along either side of the railway line combine with planting on Bartons Road Recreation Ground to offer a good screen to views from the west.
- 10.2 The only open views of the site are along a relatively short stretch of Bartons Road particularly immediately in front of the site.
- 10.3 The existing buildings and fencing associated with commercial businesses along the Bartons Road frontage are already a component in the scene and detract from views. This boundary is open and exposed with very little planting to soften views. The demolition of the existing buildings and removal of the boundary fencing would have a positive impact on views from Bartons Road and the new tree and hedge planting would further enhance the streetscene.
- 10.4 The significant level changes on the site, with the land falling away to the rear, means that in no view will the full extent of the site be visible.
- 10.5 Bartons Copse ancient woodland (SINC) to the rear (north) of the site will be protected from development by a 15m wide ecological buffer strip.
- 10.6 Since the site frontage is already developed, the site lies adjacent existing development, is well enclosed by existing vegetation and is a considerable distance from both the settlements of Rowlands Castle and Emsworth it is considered unlikely that development of the site would be detrimental to the strategic gaps.