

Date: June 2013

Station Road,
Hayling Island

Landscape and Visual Assessment

Prepared by
CSa Environmental Planning

On behalf of
Hayling Island Builders Limited

Report No: CSa/2128/01

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1.0 INTRODUCTION

Background

- 1.1 CSa Environmental Planning has been appointed by Hayling Island Builders Limited to undertake a landscape and visual assessment of development proposals for land off Station Road, Hayling Island. The site is identified as a preferred location for new houses and employment development in Havant Borough Council's Draft Local Plan (Site EU21).
- 1.2 This report has informed the preparation of an outline planning application for a mixed-use development at the Site which will provide light industrial units and 60 new dwellings. The indicative proposals for the Site are shown on the Illustrative Masterplan contained at **Appendix F**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and its visual characteristics. The report then goes on to discuss the ability of the Site to accommodate development and any potential landscape or visual impacts on the wider area.

Methodology

- 1.4 This assessment is based on a Site visit undertaken by a suitably qualified and experienced Landscape Architect in March 2013. At the time of the visit the deciduous vegetation was out of leaf and the Site was at its most visible.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from any residential properties, but also from public rights of way and other areas with general public access). This report therefore considers the potential impact of development on both landscape character and visibility.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 SITE CONTEXT

Site Context

- 2.1 The Site is located within West Town in the south west of Hayling Island. The location of the Site and the surrounding context are shown on the location plan and aerial photograph in **Appendices A** and **B** and on the Site photographs in **Appendix C**.
- 2.2 Immediately to the north of the Site lies an area of arable farmland, and beyond that paddocks and bungalows at Saltmarsh Lane. The Hayling Billy Trail lies to the north west of the Site beyond the theatre and employment units served off Furniss Way. To the north east lies existing twentieth century residential development at Chesterton Close, West Lane and Dances Way.
- 2.3 The eastern part of the southern boundary adjoins a garage and a builder's merchant which comprises areas of hardstanding and single storey buildings. The western part of the southern boundary abuts the rear gardens of residential properties accessed from Station Road.
- 2.4 The Site is bounded to the west by Furniss Way which serves several light industrial buildings and associated car-parking. Station Theatre is located to the south of the industrial buildings at the junction of Furniss Way and Station Road. To the north of the industrial buildings is an informal BMX and mountain biking area.

National Landscape Character

- 2.5 'The Character Map of England' (a national assessment of landscape character by the Countryside Commission (now the Countryside Agency) and English Nature (now Natural England)) divides the country into 159 national character areas.
- 2.6 The Character Map identifies Hayling Island as falling within the 'South Coast Plain' (Character Area 126) which extends from Southampton Water in the west to Brighton in the east. The character map notes that major urban developments, linked by the A27/M27 corridor, dominate much of the open, intensively farmed, flat, coastal landscape. Coastal inlets and 'harbours' are identified as a characteristic feature of the area and the lack of tree cover is noted. The complex series of creeks, mudflats and shingle beaches is noted and is considered to become less apparent to the east as the coastal plain is increasingly dominated by seaside towns such as Brighton and Worthing.

Local Landscape Character

- 2.7 The Hampshire Integrated Character Assessment, produced by Hampshire County Council (2012) provides an assessment of the landscape, townscape and seascape of the county and provides separate descriptions of landscape types and landscape character areas.
- 2.8 In terms of landscape type, the Site is classified as Open Coastal Plain while the development on its southern, eastern and western boundaries falls within the settlement landscape type.
- 2.9 The Open Coastal Plain is described as an extensive and flat or gently sloping plain of shelter belts, low hedges and windswept trees. The description notes that fields have often been enlarged and reorganised creating an open character, associated with arable land uses and, historically, with market gardening. The assessment describes how some of the most densely developed areas in Hampshire have occurred in the Open Coastal Plain.
- 2.10 In terms of landscape character, the Site is located within the Hayling Island Coastal Plain. The area is described as a low-lying, predominantly open, coastal island, separated from the mainland by shallow tidal harbours. The assessment notes the straight, manmade ditches and channels which drain the predominantly clay soils in the central and southern plain and that tree cover includes short lines of tall poplar wind breaks together with remnant woodland. The land use is described as predominantly agricultural but with intense pressure from leisure, tourism and housing. The assessment also describes a naturally dynamic coastline, managed and protected by sea defences and a footpath network which is described as fragmented with little formal horse-riding provision. The assessment notes that the main

recreational experience is concentrated on the south coast and the Hayling Billy disused railway on the west coast. In terms of settlement pattern the assessment notes the early to late twentieth century housing estates and piecemeal expansion which has taken place to the south.

Listed Buildings and Conservation Area

- 2.11 There are no listed buildings within or adjoining the Site. There are however a number of listed buildings within a 1.0km radius of the Site, although these are not visible due to intervening development. Coastguards Conservation Area can be found at the southern edge of South Hayling, approximately 700m south of the Site, although there is no intervisibility with this due to intervening development. The location of the listed buildings and Conservation Area is shown on the Heritage Plan at **Appendix E**.

Scheduled Monuments

- 2.12 There are no Scheduled Monuments on site, the nearest is Sinah Common, located at the western edge of South Hayling, approximately 900m west of the Site, which is not visible due to intervening development.

Public Rights of Way

- 2.13 There are no public rights of way crossing the Site. The Hayling Billy Trail follows the course of a disused railway line to the north west and is classified as a permissive footpath and traffic free cycleway, forming part of National Route 2 of the National Cycle Network.

Tree Preservation Orders

- 2.14 Havant Borough Council confirmed that there are no Tree Preservation Orders (TPOs) on the site (see **Appendix I**).

3.0 LANDSCAPE POLICY CONTEXT

- 3.1 Havant Borough Council's Core Strategy was adopted in March 2011 and the Draft Local Plan (Allocations) document was published for public consultation in December 2012.

Core Strategy (2011)

- 3.2 Policy CS11 deals with the protection and enhancement of the environment and requires development to protect and where possible enhance the borough's statutory and non-statutory designated landscapes, heritage assets and gaps between settlements.
- 3.3 Policy CS13 sets out the Council's approach to Green Infrastructure and states that planning permission will be granted for development that:
- Maintains and manages the network of green infrastructure identified at the sub regional and local levels.
 - Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
 - Does not undermine the functional integrity of the green infrastructure.
 - Creates, where appropriate, new green infrastructure.
- 3.4 The Conservation, Protection and Enhancement of Existing Natural Features is dealt with in Policy DM8. This policy states that development will only be permitted where it protects and enhances local habitats and landscape distinctiveness which includes the protection of natural features of nature conservation or amenity importance.

Draft Local Plan (Allocations) (December 2012)

- 3.5 Policy HY2 (Hayling Island Mixed Use Allocations) of the 'Draft Local Plan (Allocations)' document identifies land off Station Road (referred to as Site EU21 (Station Road (east of Furniss Way)) as a preferred location for new homes and employment development.
- 3.6 Policy AL1 of the document reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). It states that the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and that planning applications that accord with the policies of the Local Plan will be approved, unless material considerations indicate otherwise.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site occupies part of an arable field and a small parcel of vacant land to the north of Station Road which is untended, and extends to approximately 2.4ha.

Vegetation and Boundary Conditions

- 4.2 The main body of the Site is under arable cultivation, and the small parcel of land to the south, which provides a link to Station Road, features rank grassland, ruderals and scrub, while the boundary with Station Road is marked by an outgrown hedgerow. There are no trees within the Site and a few broadleaf trees on the boundary. The northern boundary is open.
- 4.3 The eastern Site boundary is marked by a ditch, which is 1-2m wide, which runs along the rear gardens of the properties at Dances Way, which are approximately 12-15m deep. The garden boundaries are mostly defined by timber fences of varying heights and designs.
- 4.4 The western part of the southern Site boundary adjoins the rear gardens of properties accessed from Station Road whereas the eastern part of the southern boundary borders a builder's merchant and a garage. The builder's merchant consists of a large area of hardstanding, a single storey concrete building, and a 5m tall, sheet metal building. The perimeter is defined by a metal palisade security fence of approximately 2m in height. The easternmost part of the southern boundary borders a garage workshop.
- 4.5 The western boundary is marked by a ditch which is around 1m wide and a similar depth, beyond which lies an outgrown hawthorn hedge which is 2.5 - 4m high.

Topography

- 4.6 The Site sits at an elevation of approximately 6m AOD (Above Ordnance Datum) and is typical of the flat coastal plain, with ditches on both the eastern and western boundaries.

Visibility

- 4.7 The fact that the Site sits within the context of a flat coastal plain and is surrounded by development on three of its four sides means that there are very few opportunities for long or middle distance views.

- 4.8 A more detailed assessment of the available views is set out below, and illustrated in the photographs contained in **Appendix C**. The photo-locations are shown on the Location Plan and Aerial Photograph in **Appendices A and B**.

North

- 4.9 Whilst the northern Site boundary is open there is a dense belt of woodland to the west of the Hayling Billy Trail and tree cover along most of the field boundaries which limit the opportunities for views from this direction. The Hayling Billy Trail runs in a north south direction, passing to the west of industrial buildings at Furniss Way, before ending at Station Road. In views from the Trail the Site is partially screened by an existing hedgerow which runs along the eastern side of the trail (Photographs 1 and 2). From further south the industrial buildings at Furniss Way screen the Site. There are no other public footpaths to the north of the Site from which the Site could potentially be seen.
- 4.10 The Site is visible in the middle distance from a number of bungalows at Saltmarsh Lane, though the views are partially filtered by a hawthorn hedge.

East

- 4.11 The Site is adjoined to the east by the rear gardens of properties at Dances Way and there are approximately 12 dwellings which back on to the Site, and there are approximately 10 further dwellings at Dances Way and Charleston Close from which the Site is partially visible.
- 4.12 In terms of the public realm, the Site is largely screened by existing buildings in views from Dances Way and Charleston Close, however it is possible to make out trees on the Site boundary above the roof line of bungalows at Dances Way (Photographs 7 and 8). Views from the east are otherwise screened by intervening development.

South

- 4.13 The infill development of 76a, 76b, 84 and 86 Station Road is located relatively close to the Site boundary and there are some views from windows on the rear elevation of these properties. The gardens of numbers 84 and 86 are enclosed by 1.8m high close-board timber fences which restrict views of the Site from the garden and ground floor windows. There are also a number of properties on Station Road which have glimpsed views of the Site although these are mainly confined to the Site entrance.
- 4.14 There are also some views from the yard of the builder's merchant and the garage which abut the southern boundary.

West

- 4.15 There is a dense outgrown hedge along Furniss Way which largely screens the Site from view (Photograph 3) although there are glimpsed views from the road and car-parks associated with industrial units to the west of Furniss Way. To the north of the industrial buildings can be found a mountain bike track which is effectively screened by the thick boundary vegetation. From further west the Site is screened from residential properties at North Shore Road by intervening woodland.

Landscape Quality

- 4.16 The Site is not covered by any statutory or non-statutory designations for landscape quality, nor is the adjoining area.
- 4.17 The Site occupies part of a large arable field at the edge of the settlement and as a consequence its character is influenced by its proximity to the existing residential development to the south and east, industrial buildings at Furniss Way and the builder's merchant and garage at Station Road. Accordingly, it is considered to be of **medium to low** landscape quality.
- 4.18 The landscape to the north of the Site consists of arable farmland, paddocks, and suburban development at Saltmarsh Lane and West Lane which is typical of the Hayling Island Coastal Plain. Overall the landscape quality of this area is **medium**.

5.0 ABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The findings of this assessment have informed the preparation of an outline planning application for a mixed use development, which will provide up to 60 new dwellings, new light industrial units and associated infrastructure and landscaping.

5.2 The proposals are shown in the Illustrative Masterplan contained in **Appendix E** and are described in more detail in the Design and Access Statement. The key landscape elements of the application are briefly described below:

- Vehicular access off Station Road and Furniss Way;
- New tree and hedgerow planting to be provided on the northern boundary to create an appropriate boundary with the adjoining countryside, and to minimise the impact on views from the north;
- New planting on the southern boundary to protect the amenity of existing residential properties on Station Road and screen views of the proposed and existing light industrial units, builder's merchant and garage;
- New tree and hedgerow planting on the eastern boundary to screen views of the proposed development from existing residential properties at Dances Way;
- Single storey buildings on much of the eastern boundary to respect the amenity of existing properties;
- Planting to the employment area to include tree planting adjacent to Furniss Way and buffer planting to separate the light industrial units and the residential development; and
- Creation of high quality courtyard spaces within the development;

Impact on Landscape Features

5.3 There are no significant landscape features within the Site which is for the most part under arable cultivation. Mature trees at the Site boundaries are to be retained.

5.4 The proposals also allow for significant new planting within the development and on the boundaries.

Relationship to the Existing Urban Area

- 5.5 The Site lies on agricultural land immediately to the north of Station Road, at the northern edge of the settlement and is extremely well related to existing development. It lies close to the centre of West Town and within easy walking distance of shops, facilities and public transport.
- 5.6 Importantly the proposals would not extend the development edge beyond the northern limit already defined by the industrial development at Furniss Way and residential development at Dances Way.
- 5.7 Part of the Site has historically been allocated for development and has been identified within Havant Borough Council's Draft Local Plan (Allocations) document for mixed use development. Its suitability for development has therefore been recognised.

Visual Change and Effects

- 5.8 The visual assessment found that views from publicly accessible areas to the east, south and west are limited by existing development or vegetation and that whilst there are some isolated opportunities for views from the north the Site is seen against the backdrop of existing development. A summary of the key visual effects is contained in **Appendix F** and considered below.
- 5.9 There will be glimpsed views of the development from the Hayling Billy Trail, which can be found to the north west, although views will be filtered by the hedgerow and hedgerow trees which mark the eastern boundary of the trail. Existing development features in the views from the trail and it frames the proposed development. Arable farmland will continue to form the foreground to views from the Hayling Billy Trail and the Illustrative Masterplan shows proposed planting to the northern boundary which will soften views of the development.
- 5.10 There will be some views from the bungalows at Saltmarsh Lane, albeit filtered by an existing hedgerow and hedgerow trees. The existing urban edge is visible in views from these properties and it is against this backdrop that the proposed development will be seen, and will diminish over time as the boundary planting matures. The impact on views from these properties will be insignificant.
- 5.11 There will be views from a number of properties at Dances Way which back onto the Site, and partial views from a number of further dwellings at Dances Way and Charleston Close, however these will in part be screened by the proposed boundary planting. Development on the eastern edge of the Site is generally limited to dwellings of single storey height to minimise any impacts on the amenity of the existing properties.

- 5.12 There will be glimpsed views from Dances Way and Charleston Close, but the proposed properties will be of a similar scale to the existing bungalows and will not appear discordant.
- 5.13 The proposed Site access is visible from Station Road and it is anticipated that the hedgerow will be lost to facilitate access. The proposed masterplan allows for new tree planting to create an attractive entrance to the proposed development and to compensate for the loss.
- 5.14 There will be some views from the garage and builder's yard to the north of Station Road although these views are not considered to be significant.
- 5.15 There will be views from numbers 76a, 76b, 84 and 86 Station Road which abut the site boundary, however new planting, will minimise the impact on these properties. There will be glimpsed views from several further properties on Station Road, largely of the Site entrance and neighbouring buildings but these will complement the existing streetscene.
- 5.16 Views from Furniss Way and the car-parks associated with the light industrial units are not considered to be significant. There will be some change in the view due to development however the light industrial use will be compatible with the existing industrial estate and new planting will soften views of buildings and compensate for any loss to the existing hedgerow.

Landscape Effects

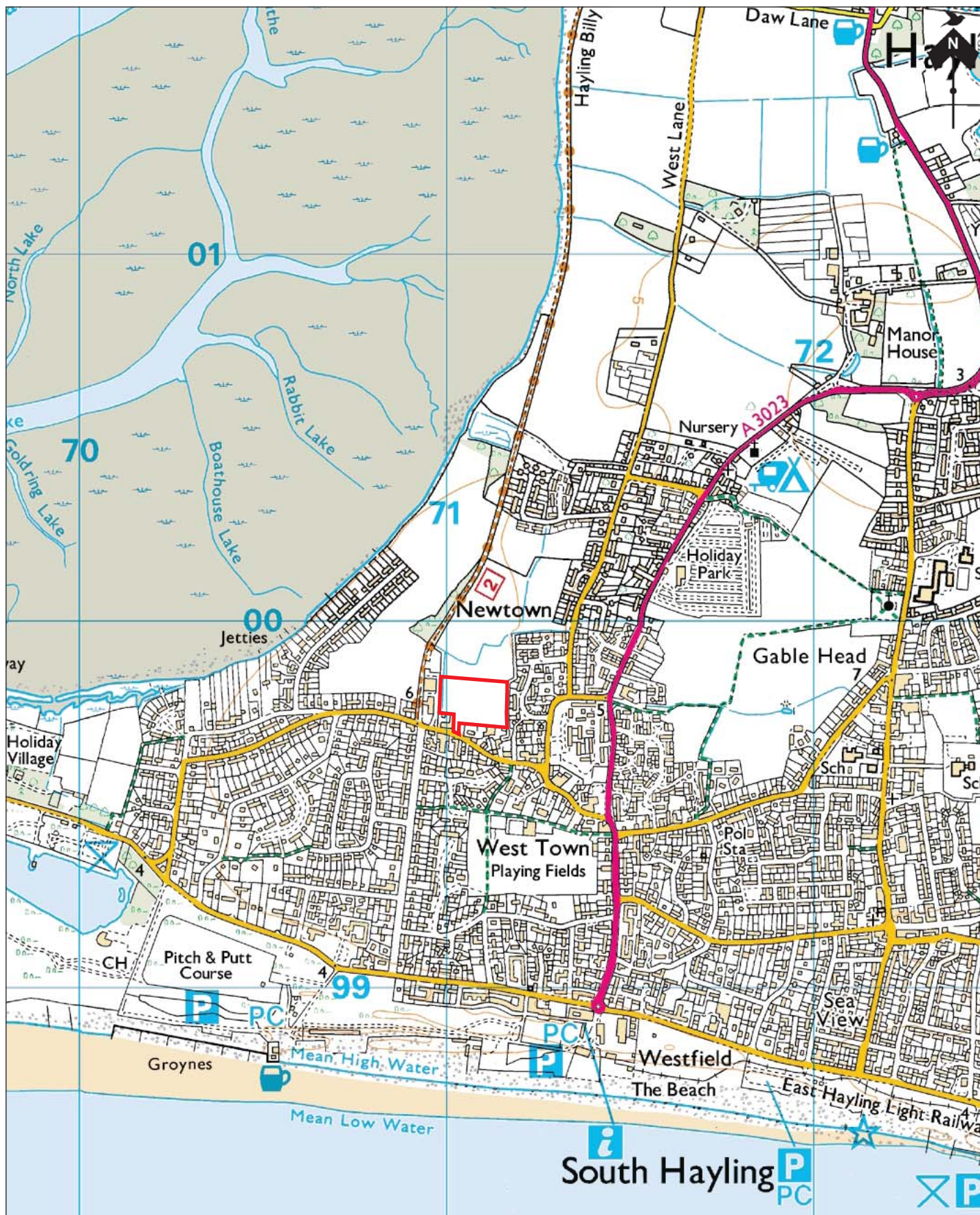
- 5.17 The Site occupies a single, large arable field at the edge of the existing settlement and contains no significant landscape features. The existing mature trees will be retained while significant areas of new planting are proposed within the Site and along the boundaries. The Site will change from undeveloped land to suburban development and employment use but the impact on the wider landscape will be extremely limited.
- 5.18 Overall, the Site is considered to have a good ability to accommodate change.

6.0 CONCLUSION

- 6.1 This landscape and visual assessment has informed the preparation of an Illustrative Masterplan for the Site for approximately 60 new dwellings, light industrial units and associated infrastructure. The Draft Local Plan (Allocations) document identifies the Site for mixed-use development.
- 6.2 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It occupies part of a single, large arable field at the northern edge of West Town which is enclosed by existing development along the southern, eastern and western edges. In terms of landscape character the Site is undistinguished, containing few landscape features of note and lacking any strong landscape framework, and is therefore considered to be of **medium to low** landscape quality.
- 6.3 The existing mature trees on the site boundary will be retained, though it is anticipated that the hedge which borders Station Road and a portion of the hedge which borders Furniss Way will be lost to facilitate access. This will be compensated for by significant new areas of planting within the Site and along the boundaries.
- 6.4 The Site is largely screened from public viewpoints to the south, east and west by existing development. It is partially visible from the Hayling Billy Trail to the north though the existing hedgerow filters views and the proposed planting will further reduce impacts. Proposed planting and single storey dwellings on the eastern edge of the development will minimise the impact on views from properties at Dances Way, while the orientation of buildings and proposed landscaping will limit impacts on the dwellings accessed from Station Road.
- 6.5 For the reasons set out in this report, development at the Site, in accordance with the Illustrative Masterplan, would provide a well-considered extension to the settlement that would not result in any harm to the setting of the wider landscape.

Appendix A

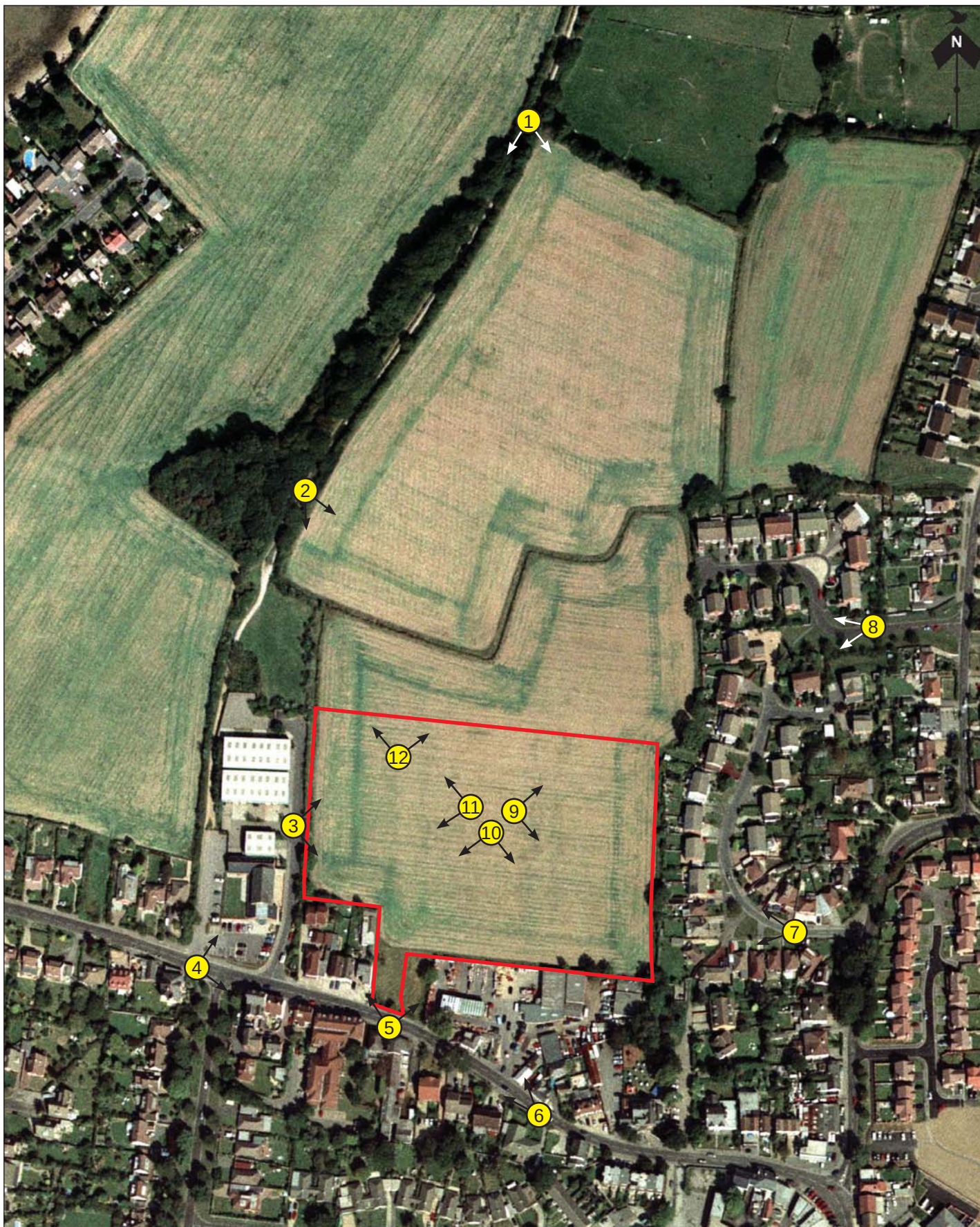
Location Plan
CSa/2128/104



- Site Boundary
- 2 National Cycle Network - National Route 2

Appendix B

Aerial Photograph (with photo locations)
CSa/2128/105



 Site Boundary

 Photo Location

Appendix C

Photosheets
CSa/2128/106



Photograph 01



Photograph 02

Project	Station Road, Hayling Island			Date	March 2013		Drawing Number	CSa/2128/106
Title	Photosheets			Drawn	SM	Checked	CS	Revision
Client	Hayling Island Builders Limited							-



Photograph 03



Photograph 04



Photograph 05



Photograph 06



Photograph 07



Photograph 08



Photograph 09



Photograph 10



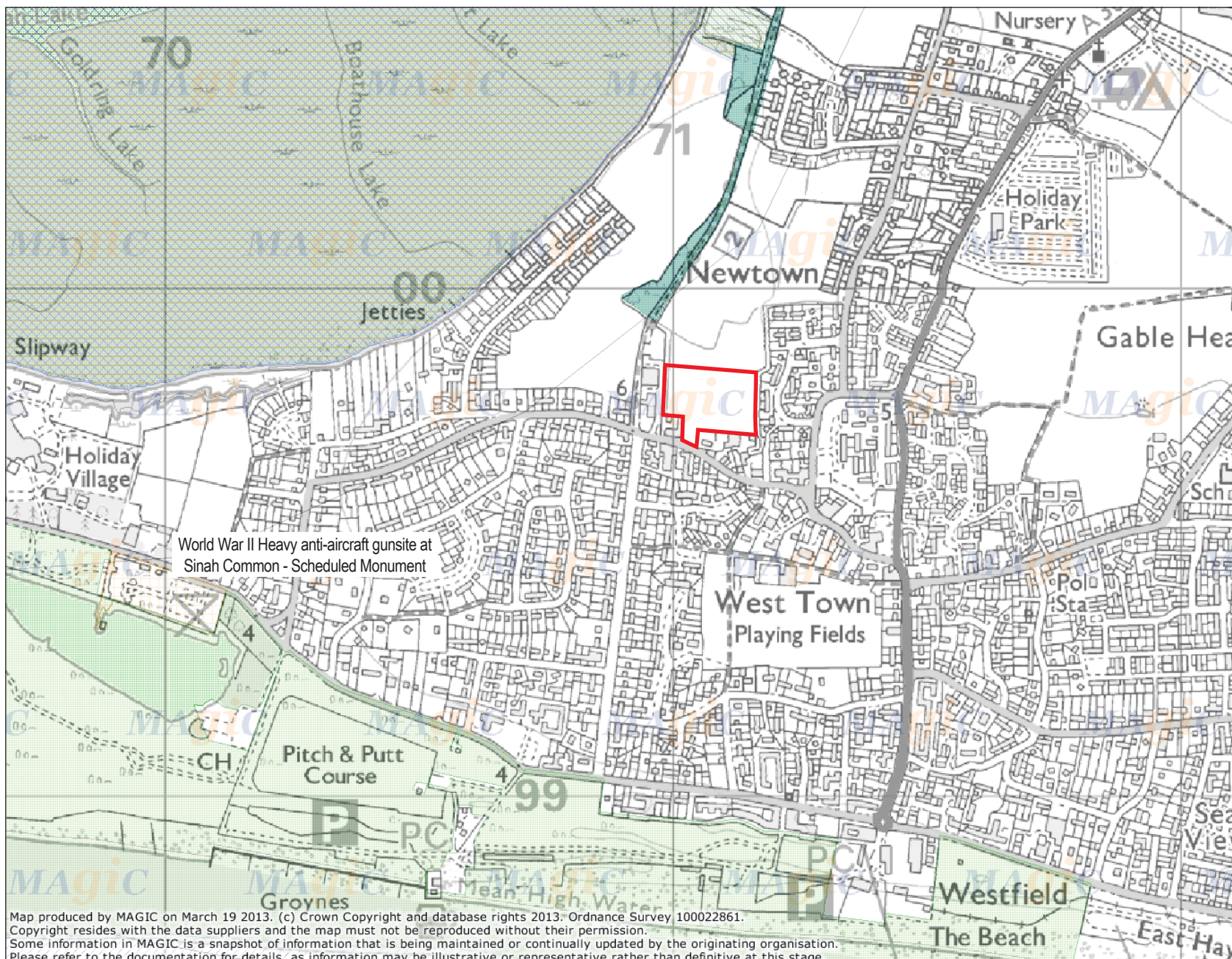
Photograph 11



Photograph 12

Appendix D

Magic Map
CSa/2128/107



-  Local Nature Reserves (England)
-  Ramsar Sites (England)
-  Special Protection Areas (England)
-  Special Areas of Conservation (England)
-  Sites of Special Scientific Interest (England)
-  Scheduled Monuments (England)
-  Site Boundary

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 Please refer to the documentation for details, as information may be illustrative or representative rather than definitive at this stage.

Appendix E

Heritage Plan
CSa/2128/108



- Site Boundary
- Coastguards Conservation Area

- Listed Buildings
- 01 Flint Cottage
- 02 Newton House Hotel
- 03 Deep Thatch
- 04 No.15 Hollow Lane
- 05 Gothic Lodge
- 06 Stamford Lodge
- 07 Clarence Cottage
- 08 No. 35-53 Sea Front
- 09 The Shades Public House
- 10 The Royal Hotel
- 11 Saltings
- 12 The White House

Appendix F

Illustrative Masterplan
CSa/2128/103



D	08.05.13	DP	Layout amended to include drainage strategy
C	04.03.13	DP	Layout amended to include larger house types
B	27.02.13	DP	Layout amended to include central courtyard
A	21.02.13	DP	Reduced open space & increased unit numbers
Revision Date By Description			

 CSa environmental planning	Dixies Barns, High Street, Ashwell, Hertfordshire, SG7 9NT t 01462 743647 f 01462 743648 e ashwell@csaenvironmental.co.uk			
	Project	Station Road Hayling Island		
	Title	Illustrative Masterplan (DRAFT)		
	Client	Hayling Island Builders Limited		
Scale @ Size	1:500@ A1	Drawn	DP	
Date	May 2013	Checked	CS	
Drawing Number	CSa/2128/103	Revision	D	

Appendix G

Summary Landscape and Visual Effects Tables

LANDSCAPE EFFECTS				
Direct effects on landscape features	Existing Conditions	Mitigation	Magnitude of Change	Significance
Hedgerows	It is anticipated that the short section of hedgerow adjacent to Station Road will be removed to facilitate access.	New hedgerow planting will be undertaken as part of the landscape strategy for the Site.	Negligible	Moderate Beneficial
Trees	Mature trees located at the Site boundaries will be retained where practicable.	Significant new planting proposed particularly along the site boundaries.	Neutral	Moderate Beneficial
Water Courses	The site contains two drainage ditches one at the eastern boundary and one at the western boundary.		Neutral	Neutral
Farmland	The scheme will result in the loss of part of an undistinguished arable field for development.		High	Slight adverse
Public Rights of Way	No public rights of way cross the Site		Neutral	Neutral

Indirect effects on landscape	Quality & Sensitivity	Existing Conditions	Proposals	Magnitude of Change	Significance
Landscape Character of Immediate Area	Moderate & Low	The landscape character of the local area is considered to be in moderate condition. The landscape has not received any national or local designations for landscape character or quality. The character of the arable farmland is also influenced by the proximity of the urban edge which is widely visible. The prominence of built development in the landscape means that it has low sensitivity to the proposed development.	The most obvious landscape effect of the proposed development would be in the conversion of the developed part of the Site from relatively open land to developed land. Adverse effects would be limited by the restricted visual envelope of the proposed development. As tree and hedgerow planting on the site boundaries matures it will have a slight beneficial effect on the landscape.	Low	Slight Beneficial

VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Significance Year 1	Visual Significance Year 15
1 & 2. Views from Hayling Billy Trail	High	Views to the Site are filtered by the hedgerow and hedgerow trees which can be found on the eastern boundary of the trail. The existing urban edge is visible within views.	The site is intermittently visible behind the existing hedgerow. The proposed development is seen in the context of the existing urban development. Arable farmland will continue to form the foreground to views from the Hayling Billy Trail. Proposed buffer planting on the northern boundary will mitigate the impact on views over time.	Neutral	Slight Adverse	Slight beneficial as planting matures
3. Views from Furniss Way, including views from Light Industrial Units and car-park	Low	Site is largely screened by an existing hedgerow. Furniss Way is a cul-de-sac with assumed low traffic levels.	The western part of the site is the location of the proposed employment use. Furniss Way is already characterised by employment use and the significance of the change is therefore considered to be neutral.	Medium	Neutral	Neutral
4, 5 & 6. Views from Station Road	Low	Mixed street scene with a variety of different elements. The boundary between the site and Station Road is currently marked by a poorly maintained hawthorn hedge	It is anticipated that the hedge will be lost to facilitate access. The Illustrative Masterplan indicates new tree planting which will improve the relationship with number 76 to the west of the site entrance and create an attractive entrance to the development.	Low	Slight beneficial	Slight beneficial
7. View from Dances Way	Low	Views toward the Site are largely screened by existing development.	None required	Negligible	Neutral	Neutral
8. View from Charleston Close	Low	Site is screened by existing development.	None required	Neutral	Neutral	Neutral
Views from residential properties at	Medium	Approximately 12 properties directly overlook the site, the site is partially visible from	It is proposed that buildings on the eastern edge of the development will be single storey which will minimise overlooking of	Medium	Moderate adverse	Neutral

Dances Way and Charleston Close		approximately 10 further dwellings. Light industrial units at Furniss Way are prominent within views from these properties.	existing properties. The Illustrative Masterplan indicates buffer planting on the northern and eastern boundaries which will help to protect the amenity of existing dwellings.			
Views from residential properties at Station Road	Medium	4 properties located close to the site boundary. A number of properties from which the site can be partially seen, though views are heavily filtered by existing development.	The four properties most affected are situated adjacent to the proposed employment area and are not overlooked by any proposed residential dwellings. The Illustrative Masterplan also indicates significant buffer planting to protect the amenity of existing dwellings.	Medium	Moderate adverse	Neutral
Views from employment sites at Station Road	Low	The employment sites are located adjacent to the proposed site, however views are partially or wholly screened by existing buildings, fences and walls.	None required	Negligible	Insignificant	Insignificant
Views from bungalows at Saltmarsh Lane	Medium	The site is visible from windows on the rear elevation and from the rear gardens of approximately 7 bungalows on Saltmarsh Lane. The bungalows are over 400m from the proposed site. Views of the site are heavily filtered by an existing hedgerow and hedgerow trees. The existing urban edge is visible in views from these properties.	Proposed buffer planting on the northern site boundary will mitigate the impact on views over time.	Slight	Slight Adverse	Slight beneficial as planting matures

Appendix H

Methodology

CSa Methodology for Landscape & Visual Impact Assessment

- M1 In landscape and visual assessments, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints nearby), or few landscape effects but significant visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas).
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some topics covered by an EIA and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement. To this end, various guidelines have been published, the most relevant of which (for assessments of the effects of a development, rather than of the character or quality of the landscape itself), form the basis of the assessment and are as follows:-
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA - 1995, revised 2002);
 - 'Preparation of Environmental Statements for Planning Projects that Require Environmental Assessment ~ a Good Practice Guide' (DETR 1995 and 1998), which is a Government publication setting out useful methodology; and
 - 'Landscape Character Assessment, Guidance for England and Scotland, 2002', to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE / TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is as a subjective judgement based on the value and significance of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the ability of that landscape/townscape to accommodate change. This is defined in the glossary of the GLVIA as:-
'The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.'

It is noted in the GLVIA that landscape sensitivity can vary with:-

- (i) *existing land use;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *the scope for mitigation, which would be in character with the existing landscape; and*
- (v) *the value placed on the landscape.*

- M4 There is a strong inter-relationship between landscape / townscape quality and sensitivity as high quality landscapes usually have a low ability to accommodate change.
- M5 Landscape/townscape quality and sensitivity is assessed using the criteria in Table LE1. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.

- M6 The concept of landscape/townscape value is also considered, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Landscape value is:
- 'The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.'*
- M7 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE2.
- M8 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the sensitivity of the landscape resource affected. The significance of the landscape effects, whether beneficial or adverse, were assessed using the criteria in Table LE3.
- M9 In this way, landscapes of the highest sensitivity and quality, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'significant' landscape effects which can be either adverse or beneficial.. Conversely, landscapes of low sensitivity and quality, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects.

VISUAL EFFECTS

- M10 Visual effects are concerned with people's views of the landscape / townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are of a higher sensitivity than those from places of work.
- M11 In describing the content of a view the following terms are used:-
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M12 The sensitivity of the receptor was assessed using the criteria in Table VE1.
- M13 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M14 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected. The significance of the visual effects, whether beneficial or adverse, were assessed under the criteria set out in Table VE3.
- M15 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama.

Mitigation & Residual Effects

- M16 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects of the proposed development.
- M17 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-time and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project (Year 1) and after 15 years.
- M18 Mitigation measures can have a residual positive impact on the effects arising from a development, whereas the short-term impact may be adverse.
- M19 Mitigation may take the form of measures already installed on or adjacent to the development site but that will affect the likely effects arising from the proposed development. In this case, these measures are described as part of the baseline conditions of the site but are also considered when assessing any likely effects.
- M20 In most cases when assessing landscape/townscape and visual effects, the assessment is based on the proposed development once construction has been completed and any mitigation measures have been implemented. However, in some cases, it is important to make a distinction in the assessment between the likely effects arising from the development both during and after construction including any residual effects that remain.
- M21 This assessment has also considered the effects during the construction process although it is acknowledges that these are temporary.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND SENSITIVITY

		Very High	High	Medium	Low
Description of the Landscape/Townscape		Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park or Area of Outstanding National Beauty Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site Sensitivity: A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent.			
			Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area Sensitivity: A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.		
				Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Sensitivity: A landscape/townscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant.	
					Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Sensitivity: A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.

Footnote:

1. A distinction has been drawn between landscape/townscape quality and sensitivity. Quality is as a subjective judgement on perception and value of a landscape/townscape and may be informed by any national, regional or local designations for its quality. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Table LE 2 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Total loss of or severe damage to key characteristics, features or elements.	Partial loss of or damage to key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements	No loss or alteration of key landscape/townscape characteristics, features or elements

Table LE 3 LANDSCAPE / TOWNSCAPE SIGNIFICANCE OF EFFECTS

	Substantial	Moderate	Slight	Neutral
Description of the Effect	The proposals are damaging to the landscape/townscape in that they: • are at variance with the landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting; • will be damaging to a high quality or highly vulnerable landscape/townscape; • cannot be adequately mitigated.	The proposals are: • out of scale or at odds with the landscape; • are visually intrusive and will adversely impact on the landscape/townscape; • not possible to fully mitigate; • will have an adverse impact on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.	The proposals: • do not quite fit the landform and scale of the landscape/townscape; • will impact on certain views into and across the area; • cannot be completely mitigated for because of the nature of the proposal or the character of the landscape/townscape; • affect an area of recognised landscape/townscape quality.	The proposals: • complement the scale, landform and pattern of the landscape/townscape; • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape/townscape; • avoid being visually intrusive and adversely effecting the landscape/townscape; • maintain or improve existing landscape/townscape character.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day. Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas. Non-motorised users of minor or unclassified roads in the countryside. Visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.	Residential properties with views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2

VISUAL MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Dominating changes over all or most of the view(s).				
		Major changes over a large proportion of the view(s).			
			Major changes over a small proportion of the view(s).		
				Minor changes over a large proportion of the view(s).	
					No discernable change to the view(s)

Table VE 3

VISUAL SIGNIFICANCE OF EFFECTS

	Substantial	Moderate	Slight	Insignificant	Neutral
Description of the Effect	The proposals would cause significant damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be an obvious or dominant element in the view.				
		The proposals would cause some damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.			
			The proposals would cause limited damage (or improvement) to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of low sensitivity.		
				The proposals would not significantly change the view but would still be discernible.	
					No change in the view.

Footnote:
1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Appendix I

TPO Inquiry

Simon Murdoch

From: Lara McNally [Lara.McNally@havant.gov.uk] on behalf of Customer Service Centre [Customer.ServicesE-Mail@havant.gov.uk]
Sent: 21 March 2013 10:46
To: Simon Murdoch
Subject: RE: Tree Preservation Orders

Dear Mr Murdoch

Thank you for your e-mail regarding the tree preservation orders. Having checked our system and the area that you are speaking about there are certainly none on the site. The closet tree preservation orders in the area are at number 66 and the West Town Hotel. Please do not hesitate to contact us further if you have any other enquiries.

Yours sincerely

Lara

*Lara McNally
Customer Services Officer*

*Havant Borough Council
Public Service Piazza
Civic Centre Road
Havant
PO9 2AX*

*Telephone: 02392 474174
E-mail: customer.services@havant.gov.uk
Web: havant.gov.uk*

From: Simon Murdoch [<mailto:Simon.Murdoch@csaenvironmental.co.uk>]
Sent: 21 March 2013 10:20
To: Customer Service Centre
Subject: Tree Preservation Orders

Dear Sir/Madam,

I am doing some research on a site at Station Road, Hayling Island. Please would you be able to tell me whether there are any Tree Preservation Orders present on the site? The site includes an area of undeveloped land and property at 62-64 station road, postcode PO11 0EL. I have attached a map which shows the site boundary.

Regards,

Simon Murdoch

Simon Murdoch Graduate Landscape Architect
CSa Environmental Planning

Barn A, Dixies, High Street,
Ashwell, Herts SG7 5NT
t 01462 743647 f 01462 743648

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