



PRO VISION
PLANNING & DESIGN

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Land North of Goldring Close | Mengham | Hayling Island



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ON BEHALF OF: Tolcarne Drive Developments Ltd

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CONTENTS

<u>SECTION</u>	<u>PAGE NO</u>
1.0 INTRODUCTION	1
2.0 METHODOLOGY	2
3.0 BASELINE STUDY	9
4.0 THE PROPOSALS	17
5.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT	18
6.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS	26

APPENDICES

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1.0 INTRODUCTION

1.1

This Landscape and Visual Impact Assessment has been prepared on behalf Tolcarne Drive Developments Ltd to assess the impact of the proposed development of approximately 131 residential units on land north of Goldring Close and south of Beech Grove in Mengham.

1.2

This assessment seeks to achieve the following objectives:

- To identify the existing significant landscape features and the landscape quality of the application site and study area;
- To assess the visual and landscape impact of the proposals, and
- To make recommendations (if necessary) on measures required to mitigate any potential impact resulting from the proposals on the surrounding area.

1.3

The methodology adopted for this assessment is explained in Section 2. Section 3 sets out the initial Baseline Study (which provides details of the existing landscape features and notable policy designations). Section 4 provides details of the proposed development, whilst the assessment of potential landscape and visual impacts is set out in Section 5. Conclusions and recommendations are drawn in Section 6.

1.4

A number of appendices are attached to the assessment including, plans and photographic survey information.

2.0 METHODOLOGY

2.1

The landscape and visual assessment methodology used in the preparation of this report has been developed from Guidelines for Landscape and Visual Assessment and Landscape Character Assessment, Guidance for England and Scotland (LI and IEMA 2002).

2.2

The baseline study establishes the public and residential 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 tranquility 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. Character is identified through the process of characterisation, which classifies, maps and describes areas of similar character.

Site Survey

2.3

The baseline study was followed by a Photographic Survey which was undertaken on 28th March 2012 in dry weather with good visibility¹. The photographs taken are indicative of “worst case” impact as the vegetation at this time of the year has a lower screening effect.

2.4

The survey was carried out on foot from publicly accessible areas such as public open spaces, roads, bridleways and footpaths. Photographs were taken from all of the key visual receptors identified through the baseline assessment. The current composition of views was recorded and the likely changes as a result of the proposal were considered. The landscape condition was noted; in addition to any discrepancies between the landscape character description and the site and surrounds.

Identification of Assessment Area

2.5

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 1.0 km. For this proposal, it was considered that views beyond this distance would be too remote to be discernible. Attached at **Appendix 1** is a plan which shows the study area and Photo Viewpoints.

¹ The photographs for this assessment were undertaken with a Digital Single Lens Reflex (SLR) Camera equipped with an 18-55mm telephoto lens. For the purposes of the study the focal length of the lens was set at 33mm which, taking into account the “cropping factor” of the digital image sensor equates to a focal length of 49.5 mm on traditional 35mm film format. This is as close to 50mm as is practically obtainable using this type of modern equipment and the photographs should therefore be considered as true and accurate representations of what would be seen by the naked human eye.

Landscape Impacts & Visual Impacts

2.6

Landscape impacts are changes to the character and quality of the physical landscape. These could include direct impacts upon specific landscape features or impacts generally on the wider landscape character. Changes to landscapes may affect its perceived value giving rise to changes in how it is experienced.

2.7

Visual Impacts relate to the changes to available views and depend to an extent on the sensitivity of a certain viewpoint. The study assesses both Landscape Impacts and Visual Impacts.

Landscape sensitivity

2.8

The attributes of the different landscape components within the site and the study area are described in the Baseline Study, including topography, vegetation, land use, biodiversity, water courses, public rights of way and cultural heritage.

2.9

Landscape character has been identified with reference to the Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007) prepared by Kirkham Landscape Planning Consultants. Whilst the site falls within only one character area, all character areas within the study area have been described.

2.10

The landscape sensitivity has been assessed in accordance with the criteria contained in the following table. The determination of sensitivity is based upon the capacity of the landscape to accommodate change.

SENSITIVITY OF LANDSCAPE RECEPTORS	
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.

Visual Receptors

2.11

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 ancient monument or Listed Buildings. Viewers using public rights of way or 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.

2.12

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

2.13

Views are categorised according to the following distances:

- Close – Up to 200 metres
- Intermediate – 200 metres to 1 kilometre
- Distant – over 1 kilometre

Magnitude of Effect

2.14

When evaluating the magnitude of effect, 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 glimpse;
- 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;

2.15

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

MAGNITUDE OF EFFECTS	
Magnitude	Criteria
High	The proposals will form a dominant part of the landscape and are immediately apparent to the observer
Medium	The proposals may form a visible and recognizable new element within the general scene and may be readily noticed by the observer
Low	The proposals will 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 it integrates into the environment and such will barely affect the overall view
None	No part of the proposal will be discernible

Significance of Impacts

2.16

The resulting significance of the potential Impacts (Visual and Landscape) has been determined following consideration of both the sensitivity of the receptor and the magnitude of the effects. The significance of the Impacts has been expressed by assigning the grades set out in the table below.

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

2.17

This assessment has been undertaken on a qualitative basis and therefore has involved a degree of professional judgement in balancing the relationship between differing concerns.

3.0 BASELINE STUDY

The Assessment Site

3.1

The location and extent of the application site is shown edged in red on the photo viewpoints plan attached as **Appendix 1**.

3.2

The site extends to approximately 4.3 ha and comprises an area of pasture land immediately to the east of Mengham Junior School. The shape of the site is broadly and inverted “T” and comprises two fields which slope gently downwards from north to south. The fields are bounded by established hedgerows interspersed with mature trees to the north, east, south and west. To the north of the site is an established residential area, whilst to the east lies pasture land with woodland and marshland beyond. To the south lies residential development whilst immediately to the west lies the School with residential development beyond. Part of the site is currently used for the grazing of horses. Photographs of the site can be found at **Appendix 2** (photographs 1 and 5).

Landscape Character Areas

3.3

The landscape character areas within this assessment have been identified by reference to the Havant Borough Townscape, Landscape and Seascape Character Assessment (February 2007).

3.4

The proposal site is located within the Central Hayling Plain Landscape Character Area (LCA). Also within the assessment area is the West Town, Hayling Island LCA and the South Hayling LCA. The three character areas are shown on the plan extracts attached at **Appendix 3**. The individual characteristics of each area are described in more detail overleaf.

3.5

Central Hayling Plain LCA

Central Hayling Plain – Topography & Vegetation

- Predominantly flat landscape slightly mounded towards the central area;
- A concentration of oak trees exists at the entrance to South Hayling linking back along the hedgerows to the Manor House and to the primary school. Other individual oak trees stand alone within the area of the Tourerbury Golf Centre;
- Mature pines and garden confiders emphasis the historic landscape at Mengham House;
- Tournier Bury Wood provides an important area of woodland within this open landscape;
- Mengham Creek has a strong wooded character;

Central Hayling Plain – Land Use

- Grade 2 agricultural land within the central area, with poorer non agricultural land along the western perimeter and Grade 4 land along the eastern perimeter. This has resulted in a productive arable landscape in the centre of the LCA;
- The built up area borders the LCA to the south and west;

Central Hayling Plain – Biodiversity

- Outer borders consist of highly valued coastal habitats which are designated as SSSI, SPA, SAC and Ramsar;
- The west of the LCA consists of mainly arable land with a small area of coastal grazing marshland, broadleaved woodland and grassland;
- The western edge is bordered by a think strip of intertidal shingle, whilst the centre of the area consists of arable land with large patches of broadleaved woodland, scrub, improved grassland and residential development (providing domestic garden habitat);
- The south eastern corner of the area consists of a very large area of coastal grazing marsh with grassland and a pond to the north of it. There is a large

area of amenity grassland, some improved grassland and a large patch of broadleaved woodland with scattered scrub and young tree planting;

Central Hayling Plain – Water Courses

- There are two ponds to the south of the area and one pond under 0.5 hectares;
- The coastal area consists of saltmarsh, intertidal mud and shingle and open sea;

Central Hayling Plain – Public Rights of Way

- LCA features a number of public footpaths including one running the entire length of the eastern boundary of the proposal site (linking Mengham Lane with Beech Grove);
- Another path intersects the proposal site centrally and runs along the north-west boundary;
- A further footpath runs to the north of the LCA between Tournerbury Lane and Havant Road;

Central Hayling Plain – Cultural Heritage

- A number of significant sites of both archaeological and historic interest including Tournier Bury Iron Age hillfort, the Manor House, Mengham House and the mill pond of the former Hayling Island Tide Mill;
- With LCA there are 5 Listed buildings and 12 unlisted historic buildings;

3.6

West Town LCA

West Town, Hayling Island – Topography & Vegetation

- Large proportion of the LCA located within the Chichester AONB.
- A gently sloping landscape from approximately 6 m AOD down towards sea level;
- Three areas of contrasting vegetation patterns, on the beach, within the built form, and within the fields at Gable Head;

- The coast includes open areas of rough grassland and manicured golfing 'greens' and towards Seafront Road clumps of gorse and small wind swept trees;
- Within the built environment strong mature tree avenues along Sinah Lane, contrast with the open landscape character of the bungalow development within Lime Grange and Harbour Road;
- Lines of mature trees criss-cross through the built environment as found around the Hayling Park and along Stamford Avenue, along Newtown Lane and across to Fathoms Reach;
- Rear gardens of dwellings off St Catherine's Road and Park Road contain a number of mature trees which collectively create a strong linear tree belt;
- A number of mature trees exist singularly around Station Road, which provide points of interest within this predominantly built environment;
- Within the Agricultural Plain open arable fields with intermittent hedgerows allow open views and thick hedgerows adjacent to Fathoms Reach provide screening of the adjacent dwellings;
- Good quality hedgerows adjacent to the camping and caravan park to the north of Higworth Caravan Park screen site from wider agricultural plain.;

West Town, Hayling Island - Central Hayling Plain – Land Use

- The majority of the LCA is urbanised land in residential use with associated shops and services;
- Along the coast to the south are a number of tourism/ leisure facilities;
- The fields to the north east at Gable Head are in agricultural use;

West Town, Hayling Island - Central Hayling Plain – Biodiversity

- The south of this area is covered by Sinah Common SSSI, a dune habitat;
- The area is also adjacent to the Langstone Harbour SSSI which is also; designated as well as a SPA, an SAC and a Ramsar site;
- The north of this character area is mainly urban;
- The south of the area contains a coastal habitat consisting of dune scrub in the west bordered at the south with unimproved acidic grassland and at the

east by intertidal shingle. This gives way to sand dune habitat and a further area of unimproved acidic grassland and shingle above high water;

West Town, Hayling Island – Water Courses

- A small stream feeds a pond as it crosses gable head to the north east of the LCA;

West Town, Hayling Island – Public Rights of Way

- Network of publicly accessible streets and pavements;
- Footpaths at Gable Head linking Churchroad with Cherrywood Gardens and the A302;
- Footpaths also intersect and border the West Town Playing Fields;

West Town, Hayling Island – Cultural Heritage

- The LCA is dominated by multiple phases of mainly residential development;
- The Coastguards Conservation Area lies to the south of the LCA adjacent to the sea front;
- The LCA has 13 Listed Buildings and 1 unlisted historic building;

3.7

South Hayling LCA

South Hayling – Topography & Vegetation

- Part of the flat coastal plain, with a raised storm shingle beach along the southern edge;
- A general lack of street trees (for example Beach Road);
- A short belt of mature trees can be found along Webb Lane and Goldring Close;
- To the east a band of characteristic open rough grassland adjacent to the harbour edge leading round to the small woodland at Lakeside Holiday Village;
- Playing fields on eastern edge visually connect to adjacent wider open rural landscape;
- Mature yew trees within church cemetery provides a strong focal point along Church Road;

- The coastal plain provides a large expanse of grassland with little or no trees evident;

South Hayling – Land Use

- The majority of the LCA is urbanised land in residential use with associated shops and services;
- Along the coast there are a number of tourism/ leisure facilities including the Holiday Village at Selmore and campsite at Eastoke and a Marina;

South Hayling – Biodiversity

- Largely an urban character area with biodiversity interest through gardens and street trees;
- To the north of the area there is a marina with adjacent grassland and scrub
- To the east there is an area of coastal grazing marsh and broadleaved woodland;

South Hayling – Water Courses

- No substantial water courses, however, a number of drainage channels align towards the harbour basin at Selmore;

South Hayling – Public Rights of Way

- Network of publicly accessible streets and pavements;
- A coastal footpath follows the Eastoke/Selmore peninsular;

South Hayling – Cultural Heritage

- The LCA is characterised by multiple phases of residential development with many of the existing property boundaries derived from the earlier field pattern;
- The 13th century St Mary's Church remains in relative historic isolation, set in the context of a 20th century residential area;
- The area features a number of large residential developments which have their own collective character;
- Later development tends to be of little architectural interest;

- Remnants of the former Mengham and North's salterns, which were later reused as oyster beds, survive, as does the former feeding pond, now used as a boating lake.

Relevant Planning Policies

Context

3.8

National and local landscape policy is within the broad framework which is set by the 'European Landscape Convention' (Council of Europe, 2000). The Convention was signed by Government in February 2006 and represents a commitment to protecting, managing and planning landscapes. A flexible approach is promoted, which ranges from conservation, through protection, management and improvement, to creation. Landscape character is the result of the action and interaction of natural and/or human factors in both urban and rural contexts.

The Development Plan

3.9

Section 38 (6) of the Planning and Compulsory Purchase Act, 2004) requires that in making any determination under the Planning Acts, Local Authorities shall make the determination in accordance with the policies of the Development Plan unless other material considerations indicate otherwise. Other material considerations in this instance relate principally to the advice contained in National Planning Guidance.

3.10

The Development Plan for the area in which the application site is located currently comprises:

- the **Regional Spatial Strategy for the South East** (more commonly known as The South East Plan); and

- the **Havant Borough Core Strategy**.

3.11

The Localism Act has now received Royal Assent and contains the legislation required to abolish the Regional Spatial Strategies (RSS). Whilst at the time of writing, the RSS have not been formally abolished, there is a clear expectation that they will be in the near future. Limited weight should therefore be attached to those policies contained within the South East Plan.

Regional Spatial Strategy for the South East

3.12

The Regional Spatial Strategy for the South East contains a number of policies which are of relevance to this LVIA. These are

- CC1 (Sustainable Development);
- NRM5 (Conservation and Improvement of Biodiversity);
- C4 (Landscape and Countryside Management);
- C6 (Countryside Access and Rights of Way Management);
- BE6 (Management of the Historic Environment);
- SH8 (Environmental Sustainability).

Havant Borough Core Strategy

3.13

The Havant Borough Core Strategy is the principal document in the Council's Local Development Framework, (LDF) it was adopted in March 2011.

3.14

Within the document, Policy CS11 "Protecting and Enhancing the Special Environment and Heritage of Havant Borough" is considered the most relevant to this assessment.

3.15

Policy CS11 states that planning permission will be granted for development that ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced and that particular regard should be given to local, national and internationally designated sites.

Central Government Planning Policy

3.16

National Planning Policy Guidance is set out within the adopted National Planning Policy Framework (NPPF). Prior to its release on the 27th March 2012 national planning policy published within a range of Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPS) and government Circulars.

3.17

The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising impacts on biodiversity.

Relevant Policy Designations

3.18

The site lies immediately adjacent to the Chichester Harbour Area of Outstanding Natural Beauty (AONB) whilst land further to the east of the study area is designated as a Site of Special Scientific Interest (SSSI), RAMSAR and Special Area of Conservation (SAC). A plan illustrating relevant designations is attached as **Appendix 4**.

4.0 THE PROPOSALS

4.1

The proposal is for the residential development of the land to include 131 dwellings with associated vehicular access, car parking, landscaping and amenity space. An indicative site layout plan is attached at **Appendix 5**.

4.2

The principal vehicular access will be taken from Beech Grove to the north with a separate access/egress point for pedestrians and cyclists (and emergency vehicles in the event that the main access was blocked) taken from St Margaret's Road to the west.

4.3

The layout proposes a compartmentalised arrangement with the north and southern sites being largely separated by the current boundary landscaping. A broad landscaping buffer is also proposed on the eastern boundary of the site. This will form part of the ecological mitigation strategy.

5.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

5.1

In this section both the Landscape and Visual Impacts of the proposal are evaluated and described.

5.2

The Landscape Impact Assessment assesses the potential impact that the proposal will have on the features of the landscape identified in the Baseline Study.

5.3

The Visual Impact Assessment identifies the potential impact that the proposal will have on a number of carefully chosen Viewpoints. The Viewpoints are identified on the Viewpoints Plan attached as **Appendix 1** whilst the photographs themselves can be found at **Appendix 2**.

5.4

The final grades are the product of both the sensitivity of the receptor and the magnitude of the effect following mitigation (if necessary). The results are set out in tabular format on the subsequent pages.

Landscape Assessment

Landscape Receptors	Landscape sensitivity			Magnitude of effect					Significance of landscape impact						Description of Impact	Mitigation
	Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
Landscape Character – Site	√						√				√				The proposed scheme will result in a change in character of the site from urban fringe to developed urbanised land.	The scheme proposes the retention of the existing field boundaries. This will limit the urbanising effect of the development when viewed from within the site. The urbanising effect of the proposals will be further mitigated by the supplementary landscaping proposed throughout the scheme.
Landscape Character – Surrounding Area			√		√						√				The site is surrounded by urban land on three sides (north, south and west). The landscape most vulnerable to change is the rural area (AONB) to the east. The eastern boundary of the site currently benefits from a mature hedgerow with interspersed mature deciduous trees that provide effective screening all year round.	All existing field boundaries will be retained and a substantial landscaping buffer is proposed on the eastern boundary of the development site. This will reinforce the existing substantial landscaping and will further ease the transition from the urban to the rural environment with no significant adverse effect anticipated.

Landscape Receptors	Landscape sensitivity			Magnitude of effect					Significance of landscape impact						Description of Impact	Mitigation
	Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
Land Use	√				√					√					The proposed residential use will integrate well with the residential land use to the north and south and the school immediately adjacent to the west.	The proposed landscape buffer on the eastern elevation will ensure that a "soft" transition from the urban to the rural environment.
Topography	√			√					√						The proposed development would have no impact on topography.	The mitigation proposed would have no impact on topography.
Vegetation		√					√						√		The existing vegetation of landscape value would be maintained within the scheme.	Proposed planting would have a substantially positive impact on vegetation.
Public rights of Way		√		√					√						The scheme would have no impact on the surrounding Public Rights of Way network.	Access to St Margaret's Close will be improved by the introduction of a new footpath/ emergency access.

Landscape Receptors	Landscape sensitivity			Magnitude of effect					Significance of landscape impact						Description of Impact	Mitigation
	Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
Cultural Heritage	√			√					√						The proposal will have no impact on any designated or undesignated heritage asset. The nearest Listed Building (Mengham Farmhouse) is set within the urban area 0.25km to the south. Tourner Bury Hill Fort (scheduled ancient monument) is located 0.5km to the north east and is visually separated from the proposal site.	No mitigation required.

Landscape Receptors	Landscape sensitivity			Magnitude of effect					Significance of landscape impact						Description of Impact	Mitigation
	Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
Biodiversity			√		√						√				A full phase 1 ecological assessment has been undertaken to assess the likely impact on protected species and the nearby Chichester & Langstone Harbour SAC/SPA/SSSI/ RAMSAR sites Birds – any building or vegetation will be timed to avoid bird nesting season. Site design will incorporate bird nesting and habitat features. Reptiles – mitigation plan in place to retain reptile habitat on site and method statement to avoid harm. Bats – site design to encourage foraging bats Hedgerows – application to LA for hedgerow removal for access and design features to enhance hedgerow. Protected Species and associated sites – site design to reduce any potential increase in dog walking to the SPA. With all the mitigation measures in place it is unlikely that there will be a significant impact on protected species (including Brent Geese and Waders) or habitats.	

Visual Impact Assessment

Viewpoint number	Description of viewpoint	Sensitivity of visual receptors			Magnitude of effect					Significance of visual impact						Description of Impact	Mitigation
		Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
1	<u>Northern Gate Entrance</u> Looking south west directly into the northern part of the development site from the gate entrance immediately adjacent to the beginning of the footpath.	√						√				√				The view point represents the approximate location of the proposed main vehicular entrance for the new development. From this location the northern part of the development will be clearly visible but only in the context of the existing surrounding residential neighbour hood.	The northern and eastern boundaries benefit from established boundary planting which will be retained and enhanced as part of the development scheme. This will severely limit views from the north and east. The views available from outside the site to the north will be limited to a very constrained "letter box view" through the vehicular access.
2	<u>Eastern Boundary Footpath</u> Approximately 100 metres south of Beech Grove. AONB.			√	√					√						The site is not visible from this location due to the height and density of the boundary hedgerow.	To supplement the hedgerow a landscaping buffer is proposed on the eastern boundary.
3	<u>Eastern Boundary Footpath</u> Approximately 180 metres south of Beech Grove. AONB.			√		√						√				Glimpsed views are achievable through parts of the hedgerow . These views are unlikely to be achievable during the summer months	To supplement the hedgerow a landscaping buffer is proposed on the eastern boundary. The resulting density of landscaping will shield any glimpsed views entirely from the public footpath.

Viewpoint number	Description of viewpoint	Sensitivity of visual receptors			Magnitude of effect					Significance of visual impact						Description of Impact	Mitigation
		Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
4	<u>Eastern Boundary Footpath</u> Approximately 60 metres south of site adjacent to residential properties. AONB			√	√					√						The site is not visible from this location due to the screening effect of the close boarded fencing, vegetation and intervening residential properties.	No mitigation is required
5	<u>Eastern Footpath Entrance</u> Looking south west directly into the southern part of the development site from the footpath.			√		√						√				From this location the development will be clearly visible. However, residential properties can already be clearly see from this location to the south and west.	The eastern boundary benefits from established boundary planting which will be retained and enhanced as part of the development scheme. This will severely limit views from the east.
6	<u>Western Boundary Footpath</u>			√					√						√	Glimpsed views are achievable through parts of the hedgerow . These views will be less pronounced during summer months	Supplementary landscaping will be provided on the western boundary where existing boundary planting has been degraded.
7	<u>Recreation Ground Footpath</u> <u>Approximately 215 metres from the north west corner of the development site.</u>			√	√					√						The site is not visible from this location due to the boundary screening.	No mitigation proposed.

Viewpoint number	Description of viewpoint	Sensitivity of visual receptors			Magnitude of effect					Significance of visual impact						Description of impact	Management of impact through mitigation
		Low	Medium	High	None	Negligible	Low	Medium	High	None	Negligible	Slight	Moderate	Substantial	Acute		
8	<u>Footpath at Gable Head</u> Approximately 760 metres from north west corner of development site.			√	√					√						The site is not visible from this location due to the distance and screening provided by vegetation and intervening development.	No mitigation proposed.
9	<u>Footpath at Gable Head</u> Approximately 805 metres from north west corner of development site.			√	√					√						The site is not visible from this location due to the distance and screening provided by vegetation and intervening development.	No mitigation proposed.
10	<u>Jetty at My Lord's Pond</u> Approximately 930 metres from the south eastern corner of the development site.			√	√					√						The site is not visible from this location due to the distance and the substantial screening provided by the Tournier Bury Plantations	No mitigation proposed.

6.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

Landscape Character Observations

6.1

Whilst we agree with the general assessment of the landscape characters of the site as contained within the Havant Borough Townscape, Landscape and Seascape Character Assessment, this is only on the basis that they are considered with our own site specific observations about the character of the site and the immediately surrounding area:

- The character of the proposal site is heavily influenced by the nearby residential properties to the north, south and west;
- The proposal site is heavily shielded from the distinctive “openness” of the Central Hayling Plain LCA and displays more in common with the West Town LCA, and
- The site can be more satisfactorily characterised as “urban fringe” rather than open countryside.

Landscape Impact

6.2

The proposal envisages the development of a parcel of previously undeveloped land for residential use. Whilst the development will clearly alter the appearance of the proposal site, any impact resulting from this will be limited due to the extensive boundary planting to the east. The development of the proposal site for residential use will compliment surrounding urban land use on three sides without detrimentally affecting the open countryside to the east.

6.2

Particularly sensitive receptors such as the Chichester Harbour AONB and the surrounding footpaths will not be affected.

Visual Impact

6.3

The visual assessment has demonstrated that the impact of the proposal will be very limited, with potential viewpoints being restricted to areas immediately adjacent to the proposal site adjacent to field gate entrances or glimpsed views through some parts of the boundary hedgerow during the winter months.

6.4

As a precaution, the proposals will include a broad landscape buffer on the eastern boundary to further reinforce the substantial existing boundary planting and further reduce the likelihood of any adverse impact on the adjacent AONB,

Conclusions

6.5

The proposed scheme will not affect the quality or condition of the landscape and the visual impact of the proposal will be negligible and limited to a number of nearby viewpoints.

Recommendations

6.5

It is considered that the proposed scheme would not have an adverse visual or landscape impact providing that:

- The positioning and specification of any proposed external light be controlled by means of a planning condition;
- Properties be limited to two stories in height (maximum 8.5 metres to ridge height);
- The proposed landscape buffer zone along the eastern boundary of the site is implemented as proposed;

6.6

It is considered that these measures will provide further safeguards to ensure no significant landscape or visual impacts arise as a result of this proposal.

APPENDICES

APPENDIX 1 PHOTO VIEWPOINTS PLAN

APPENDIX 2 PHOTO SHEETS

APPENDIX 3 LCA EXTRACT PLANS

APPENDIX 4 POLICY CONTEXT PLAN

APPENDIX 5 INDICATIVE SITE LAYOUT

APPENDIX 1

Photo Viewpoints Plan

REV:	DATE:	AMENDMENTS:	DRAWN:	CHECKED:
#	APR 12		IW	JP
A	SEP 12	Footpaths added	RD	JP



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KEY

Proposed Development Site

Study Area
(1 Km radius from the site)

Location of Photo Viewpoint

Public Footpaths



CLIENT:
Tolcarne Drive Developments

PROJECT:
Land South of Beech Grove,
Hayling Island

DRAWING:
Photo Viewpoints Plan

SCALE:1:10,000 @ A3 DWG NO: 9711/LV01

DATE: April 12 REV: A



PRO VISION

PLANNING & DESIGN

Grosvenor Court, Winchester Road, Ampfield, Winchester, Hants. SO51 9BD
Tel: 01794 368 698 Fax: 01794 368 637

St Mary's House, 40 London Road, Newbury, Berkshire, RG14 1LA
Tel: 01635 40184 Fax: 01635 41459

APPENDIX 2

Photo Sheets



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



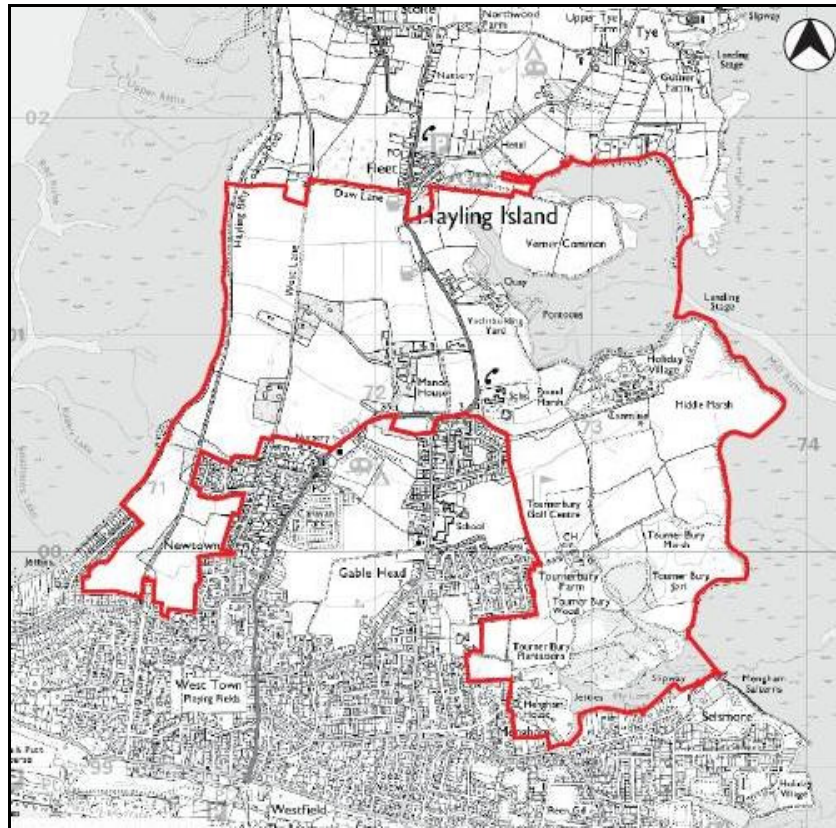
PHOTO 9



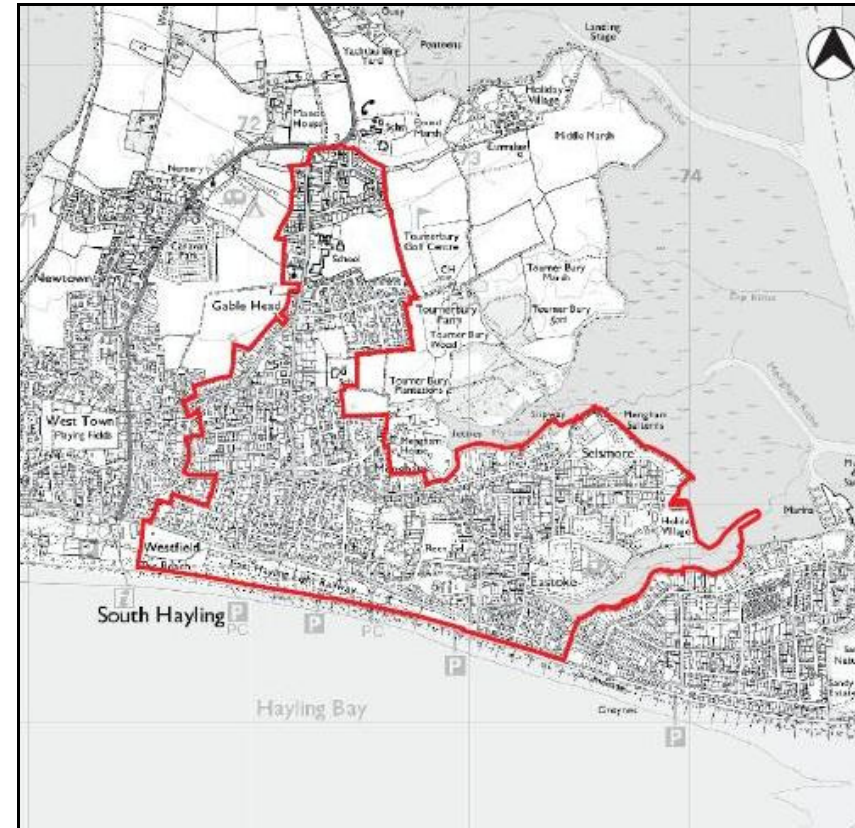
PHOTO 10

APPENDIX 3

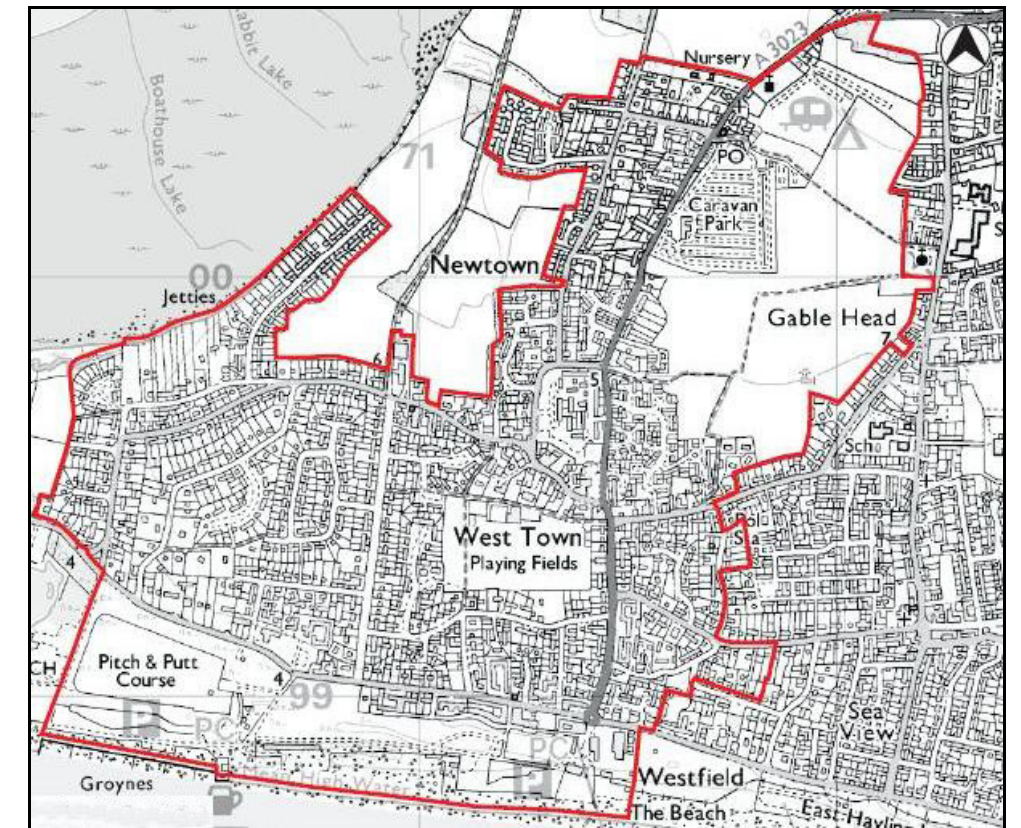
LCA Extract Plans



Central Hayling Plain LCA



West Town, Hayling Island LCA



South Hayling LCA

APPENDIX 4

Policy Context Plan

APPENDIX 5

Indicative Site Layout



REV:	DATE:	AMENDMENTS:	DRAWN:	CHECKED:
#	#		CF	
A	30.08.12	Red Line amended. Orientation changed	RD	

Legend

- 1 or 2 Bed Flat
- 2 Bed House
- 3 Bed House
- 4 Bed House
- 4/5 Bed House
- Carport
- Existing tree
- New tree
- Existing hedgerow
- New hedgerow

Schedule

Affordable	
1 bed flat	10
2 bed house	15
3 bed house	12
4 bed detached	2
Total	39
2 bed flat	4
2 bed house	33
3 bed house	37
4 bed detached	18
Total	131



CLIENT:
Tolcarne Drive Developments Ltd

PROJECT:
Land North of Beech Grove,
Mengham

DRAWING:
Site Plan

SCALE:
1:1000 @ A3

DATE:
May 12

DWG NO:
9711/P02

REV:
A

PRO VISION
PLANNING & DESIGN

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