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Landscape and Visual Appraisal

Concerning
**Application for use of part of the
Tournembury Woods Estate as a
wedding & events venue.**

Prepared for
Tournembury Woods Estate

LPA
Havant Borough Council
Application ref
APP/23/00076

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1 Executive Summary

1.1 Purpose

1.1.1 This Landscape and Visual Appraisal (LVA) has been prepared on behalf of Tournerbury Woods Estate. It concerns a retrospective planning application, APP/23/00076 for change of use of land within Tournerbury Woods, off Tournerbury Lane. The Applicant has chosen to commission this LVA because the site lies within a protected landscape, Chichester Harbour National Landscape (NL), even though neither landscape nor visual harm have been identified as an issue.

1.1.2 **Figure 1 Location Map** shows the location of the site and of Tournerbury Woods in the context of Hayling Island and the Chichester Harbour NL. The site is also described in this LVA as the venue area. **Figure 2 Site Context Aerial Photograph** shows the location of ancillary buildings and structures, and removable structures within Tournerbury Woods.

1.1.3 National and development plan policies expect new development to protect and enhance valued landscapes, giving great weight to conservation and enhancement within nationally designated landscapes. Development within Chichester Harbour NL should refer to the landscape character assessments for the NL and for Havant. A clear contextual analysis of the location should be provided, and new development should respect key landscape features and reflect published landscape guidance.

1.2 Existing Landscape Character: Published Landscape Character Assessments

1.2.1 The site is within National Character Areas (NCA) 126 South Coast Plain a flat, very low-lying coastal landscape, with an intricately indented shoreline. At a local level it is included in both the Chichester Harbour AONB Landscape Character Assessment (2019) (Chichester Harbour Assessment) and the Havant Borough Townscape, Landscape and Seascape Character Assessment (2007) (Havant Assessment).

1.2.2 Within the Chichester Harbour Assessment the site is located within LCA G1 North Hayling Island. This LCA includes the north of the Island, the majority of which is outside the Chichester Harbour NL. This LCA is identified as having a strong sense of enclosure with a mostly undeveloped character to the coastal edge, although visual intrusion, from harbourside housing development and marinas, erodes the character in some parts. Tournerbury Woods is mentioned as an ecological feature of value. The Planning and Land

Management Guidelines for the LCA include conserving the mostly undeveloped character to the coastal edge and seeking long term management of Tournbury Woods.

- 1.2.3 The Havant Assessment is at a finer grain than the Chichester Harbour Assessment and identifies the site as within LCA 31 Central Hayling Plain. This is an Enclosed Lower Harbour Plain landscape character type (LCT). 18th century brickworks are noted as an historic feature of this LCT. Tournbury Woods are noted as an important area of woodland within this open landscape, imparting a strong wooded character to Mengham Creek.
- 1.2.4 Landscape guidance is provided for the LCT which includes maintaining broadleaved woodland and the recommendation that new infrastructure should have a simple rural character.
- 1.3 Site and Immediate Context: Existing Character and Value**
- 1.3.1 The site is located within Tournbury Woods and has a short boundary along the eastern shoreline. Tournbury Woods, the largest single area of woodland on Hayling Island, is located on the northern shore of Mengham Rythe. The southern shore of Mengham Creek is formed by the back gardens of large properties with Mengham Rythe¹ Sailing Club on the south eastern corner. Tournbury Woods lies within the Chichester Harbour Site of Special Scientific Interest (SSSI) although it does not reflect the general character of the SSSI which consists of fauna, flora and geomorphological features found below Mean High Water.
- 1.3.2 Much of Tournbury Woods was not wooded 150 years ago. 150 years ago, parts of Tournbury Woods were brick fields, with brickworks appearing on OS maps at the turn of the 19th century. Woods Cottage, which is located between the site and the shoreline, was originally the house of the brickworks' foreman. Clay extraction for the bricks has left significant changes of level within Tournbury Woods. One of the depressions created now forms a small area (circa 1 acre) of saltmarshes and saline reedbeds habitat (Figure 3).
- 1.3.3 Tournbury Woods includes both lowland mixed deciduous woodland, and broadleaved plantation woodland. Much of the latter has been replanted during the last forty years, following the devastation of the 1987 October storm. Woodland within the venue area is plantation woodland. There are open areas within Tournbury Woods some of which are within the site. There are no Public Rights of Way (PRoW) through the site or through Tournbury Woods.

¹ I have used the spelling used by the sailing club

- 1.3.4 There are no views of the site from either PROWs in the wider landscape or from Tournembury Lane the closest public road. Tournembury Woods has a considerable presence when viewed from the water, giving a natural character to the northern shore of Mengham Creek. However, views of the site and of structures within it, such as the Marquee, are limited to winter months and are fleeting.
- 1.4 **Landscape and Visual Effects of the Development**
- 1.4.1 There will be no change to the existing valued character of Tournembury Woods. There has been no loss of any features of landscape value. The Marquee and Deck are in an area already associated with Woods Cottage and influenced by the former use of Tournembury Woods for brickworks.
- 1.4.2 The development has no adverse effects on the value of the site and its immediate landscape, or the contribution made to the special qualities of the Chichester Harbour NL. The development is consistent with landscape related policies in the Havant Borough Core Strategy and the Chichester Harbour Management Plan 2024-2025. It is also consistent with the objectives and recommendations of the Chichester Harbour AONB SPD because it conserves the undeveloped character of the coastal edge and enables long-term management of Tournembury Wood.
- 1.4.3 The site within its immediate landscape has **very low** susceptibility to the development proposed. Considering the **high** value of the landscape, the sensitivity of the site to the proposed development is **low**. The magnitude of change brought about by the development is **negligible**. The overall landscape effect on the site and its immediate landscape would be **negligible**.
- 1.4.4 The harm to visual amenity as a result of the development is **negligible**. There are some glimpsed views of the Marquee roof from the water, but as well as being glimpsed, these views are winter only and fleeting. The current high level of visual amenity in Chichester Harbour National Landscape, to which the wooded shoreline of Tournembury Woods makes a noticeable contribution, would be maintained.
- 1.5 **Conclusion**
- 1.5.1 The development is consistent with local and national landscape related policies. It protects the landscape and scenic beauty of Tournembury Woods and the Chichester Harbour NL.

2 Introduction

2.1 Purpose

- 2.1.1 This LVA has been prepared on behalf of Tournembury Woods Estate. It concerns a retrospective planning application, APP/23/00076, for change of use of land at Tournembury Woods, Tournembury Lane, Hayling Island, as a wedding and events venue, including retention of permanent ancillary buildings and structures, the erection of removable structures (including marquees and temporary facilities), and the use of the land as a campsite in association with events. The Application includes the use of a new vehicular access from the public highway although this access has already been granted permission (APP-21-00536) and mostly constructed.
- 2.1.2 **Figure 1** shows the location of the site and of Tournembury Woods in the context of Hayling Island and the Chichester Harbour NL. **Figure 2** shows the location of the ancillary buildings and structures, and the removable structures within Tournembury Woods.
- 2.1.3 Planning permission was granted in September 2023 but subsequently quashed (see Planning Statement for the reasons for this). Although there were no landscape or visual issues previously raised regarding the application, the Applicant has chosen to commission an LVA given the location of the site within a protected landscape, the Chichester Harbour National Landscape.

2.2 Drawings and Documents

- 2.2.1 I have reviewed the drawings and documents submitted with the application; I have considered the following:
- Location Plan with Access to Public Highway & Camping area (Tournembury Woods Estate)
 - Topographical Survey May 2018 (Shaw Colegate Land & Building Surveyors)
 - Updated Phase 1 Habitat Survey Sept 2018 (John Wenman Ecological Consultancy)
 - Updated Ecological Impact Assessment 2020 (Hampshire Ecological Services Ltd)
 - Consultation Response form Havant Landscape Officer (undated)
 - Consultation Response from Chichester Harbour Conservancy (dated 8th March 2023)
 - Planning Report prepared by Steve Weaver
 - Ecosa Ecological Impact Assessment Map 2 Baseline Habitats October 2025

2.3 Structure of this LVA

2.3.1 This LVA is structured as follows:

- **Section 3** provides a summary of the landscape planning context;
- **Section 4** reviews published landscape character assessments;
- **Section 5** describes the character of the site and its immediate context;
- **Section 6** assesses the contribution of the site to the Chichester Harbour NL;
- **Section 7** assesses the landscape value of the site and immediate landscape;
- **Section 8** assesses the effects of the development on the landscape;
- **Section 9** assesses the visual effects of the development; and
- **Section 10** considers the compliance of the development with landscape related planning policies.

2.3.2 **Appendix 1** includes Figures and Photographs that have been prepared to illustrate the LVA. Photographs included in MB Appendix 1 have been prepared in accordance with The Landscape Institute's (LI) Technical Guidance Note (TGN) 06/19 *Visual Representation of Development Proposals*.

2.4 Methodology

2.4.1 The methodology used in preparing this LVA is based on the *Guidelines for Landscape and Visual Impact Assessment*, Third Edition 2013 (GLVIA3) prepared by the LI/Institute of Environmental Management and Assessment. GLVIA3 is the key guidance regarding assessing landscape and visual impacts. The methodology used is set out in **Appendix 2**.

2.4.2 The assessment of landscape value is consistent with the LI's TGN 02/21 *Assessing landscape value outside national designations* (2021). Such an assessment is not strictly necessary as the site is within a national designation. However, it has been undertaken as the assessment helps to identify the qualities of a landscape that are particularly important.

3 Landscape Planning Policy Context

3.1 Introduction

3.1.1 This LVA considers the policies as written, the weight to be given to policies is considered in the Planning Statement of Haydn Morris.

3.1.2 Plans with landscape policies that have been considered are:

- Havant Borough Local Plan (Core Strategy) March 2011.
- Chichester Harbour Management Plan 2024 - 2025
- Chichester Harbour Management Plan 2025 - 2030 Consultation Draft

3.1.3 The Chichester Harbour AONB² Supplementary Planning Document (SPD) adopted by Havant Borough Council on 19 July 2017, has also been considered.

3.2 Havant Borough Local Plan (Core Strategy) March 2011

3.2.1 **Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough** states that Planning permission will be granted for development that: (inter alia)

1. 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.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape habitats and features of biological, hydrological or geological interest.

3.2.2 Detailed reference is made to the Havant Borough Townscape, Landscape and Seascape Character Assessment in Section 4 of this LVA. The proposed development is also assessed against the Landscape and Built Form Guidance in that Assessment in Section 8.

² In November 2023, after the adoption of the SPD, Areas of Outstanding Natural Beauty were renamed as National Landscapes. This is the term used in this LVA, except when referring to or quoting from existing documents.

3.2.3 **Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)** states that Development will be permitted where it: (inter alia)

1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.
3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
4. Meets the policy aims of the Chichester Harbour AONB Management Plan and
5. Provides mitigation of any detrimental effects.

3.3 Chichester Harbour Management Plan 2024 - 2025

3.3.1 **Policy 1 Conserving and Enhancing the Natural Beauty of the Landscape** states that the distinctive character and natural beauty of Chichester Harbour National Landscape will continue to be conserved and enhanced for the benefit of current and future generations.

3.3.2 Under Our Continuing Values there are five bullet points relating to conserving and enhancing the special qualities of the National Landscape as follows:

- Protect the natural beauty of the landscape of Chichester Harbour.
- Enhance the diverse range of habitats for the benefit of wildlife.
- Value Chichester Harbour for sailing, boating and other recreational activities.
- Safeguard the quiet and undeveloped nature of Chichester Harbour.
- Increase access to, understanding and appreciation of, the historic environment and heritage assets of Chichester Harbour.

3.3.3 The **2017 Chichester Harbour AONB SPD** lists four principles that *‘Any development proposed in the AONB should be guided by.’*³ They are

- To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.
- To stimulate the highest standards of design, conservation and development.
- To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB.

³ Chichester Harbour AONB SPD Paragraph 2.1

- To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purposes of the SPD.

- 3.3.4 Paragraph 2.3 states that *‘As a general principle of design in the environment, all proposals should be informed by a clear process of contextual analysis, understanding the site, its features and surroundings. More particularly for the AONB, this will include an understanding of where the finished development will be seen from in the wider landscape, whether on land or water.’*
- 3.3.5 At 2.4 the Chichester Harbour AONB SPD states that: 2.4 *‘Overall, it is the natural landscape and trees/vegetation which should predominate in rural/coastal locations. To take account of the AONB’s landscape character, applicants are encouraged to refer to the conservation of cultural heritage, an important consideration in the AONB, where relevant, and to the advice and guidelines within the landscape capacity/sensitivity studies produced by Chichester District Council (CDC) and Havant Borough Council (HBC).’* We are not aware of any landscape capacity/sensitivity studies produced by HBC.
- 3.3.6 At 2.6 the Chichester Harbour AONB SPD states that *‘It would also be helpful for applicants to refer to the landscape character assessment of the AONB which Chichester Harbour Conservancy published in 2005.’* Detailed reference is made to the Chichester Harbour AONB Landscape Character Assessment (which was updated in 2019) in Section 4 of this LVA. The proposed development is also assessed against the Planning and Land Management Guidelines in that Assessment.
- 3.3.7 Section 8 of the Chichester Harbour AONB SPD concerns landscape. Paragraph 8.1 states that when proposals for development within the NL are considered *‘the impact of the new building or extension will be assessed from public vantage points. These can be from roads, public footpaths and/or from the water.’* It goes on to say that *‘A Landscape and Visual Impact Assessment may be required in more sensitive areas where the site is exposed in the wider landscape.’*
- 3.3.8 Although the site is not *‘exposed in the wider landscape’* the applicant has commissioned this Landscape and Visual Appraisal (LVA).⁴ Section 8 of this LVA considers the proposals against the requirements of the Chichester Harbour Management Plan and the Chichester Harbour AONB SPD.

⁴ The term Landscape and Visual Impact Assessment is now generally confined to assessments that form part of an Environmental Impact Assessment (EIA). A Landscape Assessment that accompanies an application that is not EIA development is generally referred to as a Landscape and Visual Appraisal

3.4 Chichester Harbour Management Plan 2025 - 2030 Consultation Draft

3.4.1 The consultation on the Draft Chichester Harbour Management Plan 2025 - 2030 was closed at the end of June 2025. The results of the consultation have yet to be issued. With regard to landscape and visual matters **Policy 5 Landscape Management** states the statutory duty that *'The National Landscape of Chichester Harbour will be conserved and enhanced in-perpetuity.'* The policy includes the following (inter alia):

5.2 Peace and Tranquillity To maintain the sense of peace and tranquillity, for the benefit of wildlife and all those that seek the rest and relaxation offered by the stunning environment of this natural estuary. Tranquillity includes measures to protect the dark skies from light pollution.

5.5 Minor Developments To manage minor developments so that they are consistent with the special qualities of the National Landscape. High quality designs are to be encouraged that recognise and understand the value of this protected landscape. Developers are to embrace the use of green infrastructure.

3.5 National Policy

3.5.1 National Policy is set out in the National Planning Policy Framework (NPPF, revised December 2024).

3.5.2 With regard to landscape and visual-issues, national policy objectives in the NPPF, state planning decisions should:

- Protect and enhance our natural, built and historic environment (Paragraph 8);
- Take local circumstances into account, to reflect the character, needs and opportunities of each area (Paragraph 9);
- Ensure that developments are visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting (Paragraph 135);
- Establish or maintain a strong sense of place (Paragraph 135);
- Protect and enhance valued landscapes (Paragraph 187);
- Recognise the intrinsic character and beauty of the countryside (Paragraph 187).
- Give great weight to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues, and that the scale and extent of development within all these designated areas should be limited. (Paragraph 189)

3.6 Summary

- 3.6.1 National and development plan policies expect new development to protect and enhance valued landscapes, giving great weight to conservation and enhancement within nationally designated landscapes. Development within Chichester Harbour NL should refer to the landscape character assessments for the NL and for Havant. A clear contextual analysis of the location should be provided, and new development should respect key landscape features and reflect published landscape guidance.

4 Existing Landscape Character: Published Landscape Character Assessments

4.1 Introduction

4.2 The site is considered in national, county and local landscape character assessments. This section addresses the key information in those studies and any strategies or guidance for the management of change within the landscape. Table 1 below sets out the various studies and identifies the landscape type (LCT) and landscape character area (LCA) in which the site is located. **Figures 5 and 6** illustrates the local level studies.

4.3 **Table 1 - Landscape Character Areas and Types**

Assessment	Landscape character type (LCT)	Landscape character area (LCA)
National Level		
National Character Area (NCA)	n/a	NCA 126 South Coast Plain
County Level		
Hampshire Integrated Character Assessment (2010)	Coastal Plain Enclosed Adjacent to: Coastal Reclaim and Grazing Marsh	9H Hayling Island Coastal Plain
Chichester Harbour NL		
Chichester Harbour AONB Landscape Character Assessment (2019) (Figure 5)	Harbour Islands & Peninsulas Adjacent to: Minor Inlets	G1 North Hayling Island Adjacent to: Mengham Rythe & Cockle Creek
District Level		
Havant Borough Townscape, Landscape and Seascape Character Assessment (2007) (Figure 6)	H - Open Lower Harbour Plain I - Enclosed Lower Harbour Plain Adjacent to L - Broad Inlet M - Minor Inlet LCT M.	LCA 31 Central Hayling plain

4.4 National Character Area (NCA)

4.4.1 The site is in NCA 126 South Coast Plain which comprises a flat, very low-lying coastal landscape, with an intricately indented shoreline. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats including the Chichester Harbour NL. Although parts of the NCA are heavily developed and highly populated, there is a feeling of openness, particularly where sea views reveal wide expanses of sea and sky. Long, linear shingle beaches are important coastal features.

4.4.2 Key characteristics of NCA 126 include:

- Coastal inlets and ‘harbours’ contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks including the internationally important Chichester harbour.
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland.
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.

4.5 County - Hampshire Integrated Character Assessment 2010

4.5.1 Within the Hampshire Integrated Character Assessment 2010 (HICA) the site lies within LCA 9H Hayling Island Coastal Plain. This LVA does not consider LCA 9H in detail and focuses instead on the two other landscape character assessments that cover the site which are both referenced in local policies. In addition:

- The Havant Borough Townscape, Landscape and Seascape Character Assessment is more detailed; and
- The Chichester Harbour AONB Landscape Character Assessment is more recent.

4.5.2 There is nothing in the HICA that is contradictory to either of these two studies.

4.6 Chichester Harbour AONB Landscape Character Assessment (2019) (Figure 2)

4.6.1 The Chichester Harbour Assessment identifies LCAs that extend beyond the boundaries of the Chichester Harbour NL. Within the Assessment the site is located within LCA G1 North Hayling Island. This LCA includes the north of the Island, the majority of which is outside the Chichester Harbour NL. Although called North Hayling this LCA also includes land along the eastern coast and reaches quite far south. LCA F1 South Hayling Island lies to the south of LCA G1 and covers the built-up area along the southern coast of Hayling Island. It is predominantly outside the Chichester Harbour NL.

4.6.2 Key characteristics of LCA G1⁵ relevant to the site are

- Large, harbourside island of arable and pasture farmland. Both large- and small-scale field patterns;
- Small, hedged paddocks associated with settlements, and a network of copses, small woodlands and tree belts give a strong sense of enclosure;
- Distinctive fringe of low lying and unimproved coastal grazing marsh which attracts waders and wildfowl; and
- Mostly undeveloped character to the coastal edge.

4.6.3 The Chichester Harbour Assessment lists panoramic views of the Harbour and Thorney Island from the coastal path as a key characteristic. However, there is no coastal path along the eastern side of Hayling Island, and the description of LCA G1 acknowledges that *‘from behind the sea wall there are very few views of the water’*⁶. The route of the Charles III England Coast Path is set back from the eastern coastline until south of the site when it is in a different LCA (F1).

4.6.4 LCA G1 is noted as having a *‘distinctive fringe within the AONB of low-lying coastal grazing marsh which attracts waders and wildfowl and is located behind the sea wall along the coastal edge’*⁷. Apart from a few modern harbourside houses, boatyards and a large marina at Northney, the area of Chichester Harbour NL within LCA F1 is noted as having *‘a mostly undeveloped, undisturbed character’*⁸. This is consistent with the fact that Chichester Harbour NL only includes the northern and eastern edges of Hayling Island, and the boundary has been drawn to exclude almost all parts of Hayling Island that are developed.

⁵ Chichester Harbour AONB Landscape Character Assessment Page 82 & 83

⁶ Chichester Harbour AONB Landscape Character Assessment Page 83

⁷ Chichester Harbour AONB Landscape Character Assessment Page 83

⁸ Chichester Harbour AONB Landscape Character Assessment Page 83

- 4.6.5 The landscape history of LCA G1 notes that *‘Within the southern part of the LCA, on the edge of the adjacent LCA (F1) is the most impressive prehistoric archaeological site in the entire Harbour, the Scheduled Monument of Tournerbury Hillfort.’*⁹
- 4.6.6 Tournerbury Wood is mentioned as one of the Ecological Features with the NL and described as *‘a broadleaf oak plantation, and the Tournerbury Plantations have mixed conifer and broadleaf species;’*¹⁰
- 4.6.7 The key issues identified for LCA G1¹¹ are:
- Sea level rise
 - Decline in grazing marshes
 - Pressure for marina and berthing facilities
 - Pressure for extension to harbourside housing.
- 4.6.8 Within LCA G1 The condition of land within the NL is described as overall moderate *‘There is good survival of characteristic landscape features. However, visual intrusion from harbourside housing development and marinas erodes character in some parts.’*
- 4.6.9 The Landscape Strategy for LCA G1 is conserve and enhance. The Planning and Land Management Guidelines are listed below. Guidelines of relevance are highlighted.
- Conserve and manage coastal grazing marsh;
 - **Conserve the mostly undeveloped character to the coastal edge;**
 - Conserve and enhance the wooded character of the southern edge to Mengham Rythe inlet, seeking retention of mature trees in rear gardens and **long-term management of Tournerbury Wood;**
 - Ensure any new, or extensions to, existing harbourside housing development avoids the loss of trees and hedges, and the introduction of suburban styles and materials;
 - Ensure any marina development does not result in the loss of coastal grazing marsh and responds to its landscape setting in terms of its scale, form, design and materials;
 - Secure improvements to the visual appearance of the landscape around Hayling Yacht Company, including hedgerow, hedgerow tree and copse planting.

⁹ Chichester Harbour AONB Landscape Character Assessment Page 83

¹⁰ Chichester Harbour AONB Landscape Character Assessment Page 84

¹¹ Chichester Harbour AONB Landscape Character Assessment Page 84

4.7 Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)

Figure 2

- 4.7.1 The Havant Assessment is at a finer grain than the Chichester Harbour Assessment and identifies eight LCAs on Hayling Island compared to the two identified in the Chichester Harbour Assessment. The site is identified as within LCA 31 Central Hayling Plain which does not include the northern part of Hayling Island although it does include the Mill Rythe Inlets (Figure 2).
- 4.7.2 LCA 31 Central Hayling Plain is an example of an Enclosed Lower Harbour Plain landscape character type, LCT 1. Physical characteristics for LTC 1¹² relevant to the site are:
- Low lying and predominantly flat landform with some local variations of smooth low mounds;
 - Man made earth works adjacent to harbour edge; and
 - Narrow tidal inlets with varying tidal conditions.
- 4.7.3 The description of the biodiversity and vegetation pattern¹³ includes:
- Dominated by improved grassland with arable land, grassland and some broadleaved woodland;
 - Small size predominantly pasture fields with thick hedgerows and mature hedgerow trees;
 - Small woodland copses form part of the high density hedgerow network; and
 - Coastal habitats including coastal grazing marsh and intertidal shingle.
- 4.7.4 Historic influences include brickworks, some from the 18th Century.¹⁴ Built form and settlement pattern refers to thickly hedged winding roads linking areas of ribbon development and low-density settlements.¹⁵ The high density of hedgerows and small woodlands is noted as creating a landscape with an enclosed rural character.¹⁶ Away from the busy road arteries, this LCT is noted as being often very tranquil and providing attractive recreational routes for walkers and riders. It is also noted that not all the harbour edge is accessible.

¹² Havant Borough Townscape, Landscape and Seascape Character Assessment Page 87

¹³ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 87

¹⁴ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 88

¹⁵ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 88

¹⁶ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 88

4.7.5 The key issues for this LCT¹⁷ are:

- Subdivision of fields with post and rail fencing for horsiculture
- Possible use for biomass crops
- Increased development would erode the existing rural character with an increase in traffic on the rural roads
- Flood defences impacting coastal grazing marshes.

4.7.6 Landscape and Built Form Guidance for LCT 1¹⁸ includes:

- Maintain and enhance broadleaved woodland as it is a valuable ecological resource
- Encourage better access on foot to the harbour edge
- Large scale development would be inappropriate
- Redevelopment of vernacular buildings should be sensitive to their size, scale and location and avoid loss of character
- New infrastructure should have a simple rural character, avoid unnecessary signage and suburbanizing trends i.e. lighting
- Conversions of historic farm buildings should not compromise an understanding of their historic function
- The setting of historic buildings, whether listed or not, should be protected.

4.7.7 LCA 31 Central Hayling Plain, (a geographically specific example of the Enclosed Lower Harbour Plain Landscape Character Area) is described as historically, '*one of the most sparsely settled parts of the island and remains so today.*'¹⁹ Key characteristics relevant to the site and the immediate landscape include:

- A predominantly flat landscape.
- A concentration of oak trees exists at the entrance to South Hayling ... Other individual oak trees stand alone within the area of the Tournembury Golf Centre.
- Tournembury Wood²⁰ provides an important area of woodland within this open landscape.

¹⁷ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 88 & 89

¹⁸ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 89 & 90

¹⁹ Havant Borough Townscape, Landscape and Seascape Character Assessment Page 303

²⁰ Where Tournembury Wood is used in the original document rather than Tournembury Woods it has been retained

- Strong wooded character to Mengham Creek.
- The south eastern area around Tournier Bury is characterised by woodland plantation and small rectilinear fields with wavy boundaries. The well preserved hedgerows preserve this historic landscape character in this area.
- This LCA contains a number of significant sites of both archaeological and historic interest including Tournier Bury Iron Age hillfort, The relative paucity of later building on this part of the island means that these features continue to have prominence in the landscape and help to preserve its historic character.
- Historically only a number of points of access to the eastern coast have developed; these include the pontoons within the Mill Rytte minor inlet.

4.7.8 With regard to visual openness/enclosure, prominence and visibility it is noted that:

- Strong wooded character to Mengham Creek provides sense of enclosure
- To the east, from public rights of way, views across the open golf course to Chichester Harbour can be appreciated.

4.7.9 Key Local issues of relevance are identified as:

- Expansion of recreation facilities into the undeveloped coastal plain to the east
- Loss of mature trees
- Poor edge treatment with ancillary facilities often exposed to open adjacent landscape
- Potential further expansion of northern boundary of South Hayling.

4.7.10 Landscape and built form strategy and guidelines include

- Manage ponds for the benefit of biodiversity
- Manage scrub to prevent encroachment on other habitat types.
- Provide pedestrian access to eastern shoreline

4.8 Summary

- 4.8.1 The site is within National Character Areas (NCA) 126 South Coast Plain a flat, very low-lying coastal landscape, with an intricately indented shoreline. At a local level it is included in both the Chichester Harbour AONB Landscape Character Assessment (2019) (Chichester Harbour Assessment) and the Havant Borough Townscape, Landscape and Seascape Character Assessment (2007) (Havant Assessment).
- 4.8.2 Within the Chichester Harbour Assessment the site is located within LCA G1 North Hayling Island. This LCA includes the north of the Island, the majority of which is outside the Chichester Harbour NL. This LCA is identified as having a strong sense of enclosure with a mostly undeveloped character to the coastal edge, although visual intrusion from harbourside housing development and marinas erodes the character in some parts. Tournembury Woods is mentioned as an ecological feature of value. The Planning and Land Management Guidelines include conserving the mostly undeveloped character to the coastal edge and seeking long term management of Tournembury Woods.
- 4.8.3 The Havant Assessment is at a finer grain than the Chichester Harbour Assessment and identifies the site as within LCA 31 Central Hayling Plain. This is an Enclosed Lower Harbour Plain landscape character type (LCT). 18th century brickworks are noted as an historic feature of this LCT. Tournembury Woods are noted as an important area of woodland within this open landscape, imparting a strong wooded character to Mengham Creek.
- 4.8.4 Landscape guidance is provided for the LCT which includes maintaining broadleaved woodland and the recommendation that new infrastructure should have a simple rural character.

5 Existing Landscape Character: Site and Immediate Context

5.1 Location

- 5.1.1 The site is located within Tournerbury Woods and extends to the eastern shore of Hayling Island (**Figure 1**). The *Location Plan with access to Public Highway and Camping Area* shows that the applicant owns land onshore that surrounds the application site, and land offshore that consists of inter-tidal areas. In this LVA the term **Tournerbury Woods** is used to describe the land onshore, which is predominantly wooded, and **the site** is used to describe the application site which is also described as the **venue area**. This LVA does not consider the land offshore in the applicant's ownership.
- 5.1.2 Tournerbury Woods extends north from the northern shore of a narrow tidal inlet described as Mengham Creek in the Havant landscape Assessment²¹. Tournerbury Woods extends inland to include the Schedule Monument (SM) of Tournier Bury Fort. Tournerbury Woods includes the largest single area of woodland on Hayling Island, along with several open spaces some of which are within the site.
- 5.1.3 Mengham Creek consists of mudflats with Mengham Rythe providing access at high tide. Part of it is identified on the OS map as My Lord's Pond. Mengham House and Pond Head house, once the home of the writer Nevil Shute, are located at the western end of Mengham Creek. The deeply indented shoreline on which Tournerbury Woods are located is characteristic of the indented eastern edge of Hayling Island and of LCA 31 Central Hayling Plain. The presence of Tournerbury Woods is a key factor in giving the northern shore of Mengham Creek its natural character.
- 5.1.4 Land to the south of Mengham Creek is part of the densely developed southern edge to Hayling Island and the shoreline consists of the backs of houses and their gardens which reach to the water's edge. The houses themselves are located off Salterns Lane and several roads leading north from Salterns Lane, such as Swans Walk, Simmons Green, and Salterns Close. At the south eastern end of Mengham Creek is Mengeham Rythe Sailing Club and the Creek is used for mooring boats. Wilson's, a busy commercial boatyard, is located between the sailing club and the housing. Wilson's has a concrete slipway to the middle of the creek to allow tidal range launching and recovering of motorboats, yachts etc.

²¹ This name does not appear on OS maps

- 5.1.5 There is a sharp contrast between the character of the two shorelines of Mengham Creek. The southern shoreline being developed and accessible whilst the northern shore is natural and inaccessible. Although Tournembury Woods is close to and visible from the developed southern shore there are no publicly accessible connections between the two areas and Tournembury Woods has retained a separate, distinctive, natural character. It is my understanding that this has been achieved through long term conservation by multi-generational custodianship of a single family, the third generation of which are the applicants.

5.2 Designations

- 5.2.1 The site lies within the Chichester Harbour NL. The NL is centred on the harbour with only the eastern and northern edges of Hayling Island included within it. It excludes the developed southern edge of the island but also the main body of the island and the western coastline, both of which are predominantly undeveloped. The Chichester Harbour Conservancy is the statutory authority with responsibility for managing the harbour and its surrounding areas. The harbour is the only National Landscape in the UK that is managed by a harbour authority.
- 5.2.2 The Chichester Harbour SSSI predominantly covers the parts of the Chichester Harbour NL that are sea, intertidal or subtidal habitats. The SSSI is 3736 ha and Tournembury forms less than 0.5%. The deciduous woodland within Tournembury Woods is an unusual habitat to be included in the Chichester Harbour SSSI. Most special features of the SSSI relate to wading birds, inter-tidal and dune geomorphology. Broadleaved woodland does not reflect the fauna, flora and geomorphological special features that are found below Mean High Water.

5.3 History of the site

- 5.3.1 A Technical Note prepared by Holbury Consultancy Services, 5th July 2023, was submitted as part of this planning application. It provides a series of historic maps that show the development of Tournembury Woods over the last one hundred and fifty years. For ease of reference, I have reproduced the note as Appendix 5. These maps show that in 1879 the site was not wooded although there was woodland on the Tournembury SM. A brick field is identified in the south western part of the current Tournembury Woods and a brick kiln further west along the shoreline.

- 5.3.2 By 1910/11 the Tournier Bury Plantations had been established on much of what was previously open land. The area closest to the shore is identified variously as marsh or brick works. A clay pit is identified further into the site. Woods Cottage, which is located between the site and the shoreline, was originally the house of the brickworks' foreman. Until the late 1980s Tournierbury Woods was part of the landholding of Tournierbury Farm.
- 5.3.3 The extraction of clay for bricks within Tournierbury Woods has resulted in significant changes of level including a series of depressions across the area. These depressions have created a small area of saltmarshes and saline reedbeds (Figure 3). This area is subject to saltwater inundation at Spring high tide / storm events and the trees that are located around their edges are declining and dying. Replanting is not feasible as the saltwater inundation would kill saplings. This small area (circa 1 acre) of saltmarshes and saline reedbeds is located to the south of the site. It stretches from the shoreline north eastwards towards Woods Cottage (see **Figure 3**).
- 5.4 Site components**
- 5.4.1 **Figure 3** reproduces the Baseline Habitats Plan prepared by ECOSA in October 2025. Most of the site contains broadleaved plantation. It is a mixture of oak, cherry, ash, holly, yew, and was extensively replanted after the 1987 October Great Storm. Silver birch is also present. In agreement with the LPA, English Nature (predecessor body to Natural England) and the Forestry Commission, no new planting was done in the historic brickworks area (part of which is the venue area) due to the winter over-topping saltwater events and the quality of the soil for new saplings.
- 5.4.2 There is an area of ancient broadleaved lowland mixed deciduous woodland to the north of the site in the Tournier Bury Fort Scheduled Ancient Monument.
- 5.4.3 Within the site there is an area of broadleaved woodland (Woods Field) that contains a mixture of large mature oak trees amongst stands of younger trees such as silver birch. This woodland extends beyond the site to the north west and is located mostly to the south of the existing right of way through the Tournierbury Farm complex. It extends up to the landownership boundary which marks the edge of the woodland.
- 5.4.4 The largest area of broadleaved plantation woodland (North Planation and South Plantation), which includes most of the site, extends across the middle of Tournierbury Woods. To the south west of this planation South Wood lies entirely outside the site. The saltmarshes and saline reedbeds mentioned above lie between this woodland and the shore, but widening significantly at the north eastern end. A mature pine tree is located

immediately south of Woods Cottage, outside the site, and it is distinctive in some views from the water

- 5.4.5 A recent assessment of Tournerbury Woods undertaken as part of the SSSI review concluded that:

*'The extent of woodland is being maintained. Based on reference to historic maps, aerial photos and observation on the ground there is no evidence of recent woodland clearance or felling of individual trees. The area referred to as the business amenity area²² has been modified (it was historically used as a brickworks) but still has a number of open grown mature oak trees and there is no evidence of recent felling of mature trees in order to expand the extent of the activity taking place here. Indeed, the presence of a number of large mature oak trees confers a special character to the area in that it has a more open aspect in comparison with the rest of the woodland.'*²³

And

*'No evidence was observed of detrimental impacts arising from the activity associated with the business amenity area taking place within the SSSI boundary which would pose a threat to the maintenance of the special nature conservation interest of this part of Chichester Harbour SSSI.'*²⁴

- 5.4.6 There are several open areas within Tournerbury Woods which includes the area of amenity grassland with trees around the Marquee and Deck mentioned above as having a special character due to the presence of a number of large mature oak trees and a more open character in comparison to the rest of the woodland. Another more open area, of poor semi-improved grassland, is located to the west of Woods Cottage and is mostly outside the site.

- 5.4.7 Structures within the site include the Marquee, the Deck which is an open sided wooden structure and the Gazebo a small decorative wrought iron structure. Woods Cottage as mentioned previously lies outside the site to the south. **Figure 2** shows the location of the structures within the site.

- 5.4.8 Beyond the applicant's land ownership there is no significant woodland.

²² The venue area

²³ A review of the condition of Tournerbury Woods, part of Chichester Harbour SSSI Graham Steven and Alex Foy, November 2022 pdf Page 4

²⁴ A review of the condition of Tournerbury Woods, part of Chichester Harbour SSSI Graham Steven and Alex Foy, November 2022 pdf Page 8

5.5 Access

- 5.5.1 The site has a right of way from Tournembury Lane through Tournembury Farm complex. There are no made-up roads within Tournembury Woods. An unmade-up car parking area is located north of the Marquee within an area of open woodland. Permission has already been granted (APP/17/00207) for an access road along the western boundary of Tournembury Farm. It is on land outside the applicant's ownership and is largely complete.
- 5.5.2 There are no Public Rights of Way (PRoW) through the site or Tournembury Woods. The nearest ProWs are:
- Footpath (Fp) 88 to the north west, which runs north from Tournembury Lane along the western edge of Tournembury golf course; and
 - Fp 102 due west which runs along the urban edge.
- 5.5.3 There is no access to the shoreline, or views towards the shore from either footpath. Fp 88 is at least 1km from the shore, separated by Tournembury golf course and Middle Marsh. Fp 102 is closer to the head of the inlet but separated from it by Mengham House and Pond Head House and their well vegetated gardens. There are no views of the site from either the ProWs or from Tournembury Lane the closest public road.
- ~~5.5.4~~ Fp 103 runs around the eastern tip of the southern shoreline of the inlet and passes in front of Mengham Rytte sailing club. From here Tournembury Woods has a considerable presence providing a natural, wooded shoreline. No elements within the site are visible from here, even in winter, due to the density of trees between most of the site and the shoreline. The site does extend to the eastern shoreline where a temporary jetty is occasionally erected for weddings if the couple wish to arrive by water.

5.6 Views from the Water

- 5.6.1 Tournembury Woods has a considerable presence when viewed from the water, and from the edge of Hayling Island to the south, such as from Sparkes Marina, Hayling Island Sailing Club (HISC) and Black Point. The woodland canopy which appears continuous is in marked contrast to the remainder of the shoreline visible around the south east edge of Hayling Island, which contains noticeable development. Neither the site, where it extends to the shoreline, nor any of the structures within the site are visible from these locations.

- 5.6.2 Mengham Creek can be accessed by boat during high tide along the line of Mengham Rythe. At high tide the water rises to the shoreline of Tournembury Woods, however, for much of the day Mengham Rythe is separated from the shore by mudflats and saltmarsh.
- 5.6.3 A series of photographs were taken by MBELC from the water at high tide during a spring tide in February towards the site. These provide a worst-case scenario because the trees between the site and the shore will be in leaf for much of the year. At low tide Mengham Creek is inaccessible.
- 5.6.4 The visual effects of the development will be discussed in more detail in Section 9 of this LVA but generally it was only possible to glimpse views of elements within the site, such as the roof of the Marquee and the Deck awning when directly to the south west of the site along the line of the saltmarsh fringe. There are limited trees along this line and so glimpsed views are possible. Elsewhere trees located between the Marquee and the shore prevent views of both the Marquee roof and the Deck awning.
- 5.6.5 There are occasional glimpsed views of Woods Cottage with its distinctive pine tree from Mengham Creek, but views are fleeting even though the Cottage has a white render and is closer to the shore than the structures within the site. This is due to the trees between Woods Cottage and the shore which, even in winter, prevent clear views of the cottage.
- 5.6.6 There will be views along the line of the area of saltmarshes and saline reedbeds from the gardens of a few houses directly opposite on the southern side of Mengham Creek. Along the line of the saltmarshes and saline reedbeds in winter there will be glimpsed views of the roof of the Marquee and possibly the Deck awning at about 0.5km distant.
- 5.6.7 Appendix 4 contains a series of photographs taken on October 11th 2025, by the applicant from some of same viewpoints used in Appendix 1. The tidal conditions were similar to the conditions when the Appendix 1 photographs were taken. They illustrate that when the trees are in leaf, they generally prevent even the glimpsed views.

5.7 Summary

- 5.7.1 The site is located within Tournembury Woods and has a short boundary along the eastern shoreline. Tournembury Woods, the largest single area of woodland on Hayling Island is located on the northern shore of Mengham Rytte. The southern shore of Mengham Creek is formed by the back gardens of large properties with Mengham Rytte²⁵ Sailing Club on the south eastern corner. Tournembury Woods lies within the Chichester Harbour Site of Special Scientific Interest (SSSI) although it does not reflect the general character of the SSSI which consists of fauna, flora and geomorphological features found below Mean High Water.
- 5.7.2 Much of Tournembury Woods was not wooded 150 years ago. From 150 years ago parts of Tournembury Woods have been brick fields, with brickworks appearing on OS maps at the in the second half of the 19th century. Woods Cottage, which is located between the site and the shoreline, was originally the house of the brickworks' foreman. Former clay extraction has left significant changes of level within Tournembury Woods and some of the depressions created now form saltmarshes and saline reedbeds habitats.
- 5.7.3 Tournembury Woods includes both secondary broadleaved plantation, and broadleaved plantation woodland, much of which has been replanted during the last forty years, following the devastation of the 1987 October storm. The venue area is all plantation woodland. There are open areas within Tournembury Woods some of which are within the site. There are no Public Rights of Way (PRoW) through the site or through Tournembury Woods.
- 5.7.4 There are no views of the site from either PRoWs in the wider landscape or from Tournembury Lane the closest public road. Tournembury Woods has a considerable presence when viewed from the water, giving a natural character to the northern shore of Mengham Creek. However, views of the site and of structures within it such as the Marquee are limited to winter months and are fleeting.

²⁵ I have used the spelling used by the sailing club

6 Contribution of the Site to the Chichester Harbour NL

6.1 Special qualities - Chichester Harbour Management Plan 2024 - 2025

6.1.1 The Special qualities of the Chichester Harbour NL are identified in the Chichester Harbour Management Plan 2024 - 2025 as follows:

- **The unique blend of land and sea** - especially the combination of large open water areas, narrow inlets and intimate creeks. Threatened by climate change, rising sea levels and inappropriate development.
- **The frequently wooded shoreline.** These are narrow fringes sandwiched between rising sea levels and intensively farmed land; many roots already immersed in salt water have only a limited life left.
- **The flatness of the landform**, unusual among National Landscapes, accentuates the significance of sea and tide and of distant landmarks across land and water. Inappropriate development can be seen from long distances and intrudes into the landscape, detracting from the historical features of interest.
- **The open water of the central area of the Harbour.** A microcosm of the open sea beyond the harbour mouth, reflecting the clouds and sky, the wind and rain.
- **The overall sense of wilderness within the seascape.** The naturalness that creates this sense is very dependent on maintaining natural processes and avoiding the dominance of man-made influences and structures.
- **The particularly strong historic character and associations.** These links with our cultural heritage are not always properly understood and could be used to highlight the importance of protecting the landscape which provides their setting.
- **The picturesque harbourside settlements.** Careful control of development is required if these harbourside villages are to retain their character. The trend towards large extensions and rebuilds creates a more urban feel to the landscape.
- **The wealth of flora and fauna**, notably the vast flocks of wading birds, adds to the richness and diversity of the landscape. Chichester Harbour is internationally important for its many species and habitats and these must be given priority for protection. The health of the landscape can be measured by the biodiversity the Harbour offers. Surveys and monitoring of species and habitats form a vital part of ensuring the continued well-being of the National Landscape.

- **The unspoilt character and unobtrusive beauty.** It is important that visitors to the Harbour understand and value its special qualities. The promotion of these special qualities should concentrate on raising visitors' awareness rather than attracting greater numbers.
- **The Harbour offers a very special sense of peace and tranquillity,** largely engendered by the gentle way it is used and the closeness to nature that is experienced. People pressure, inappropriate development and pollution, particularly light and noise, can easily destroy this fragile value as can inappropriate activities.

6.1.2 Tournembury Woods makes a noticeable contribution to the following special qualities:

- **The frequently wooded shoreline.** This part of Hayling Island has noticeable sections of developed shoreline and Tournembury Woods which does create a wooded shoreline makes an important contribution to this quality.
- **The overall sense of wilderness within the seascape.** Although Tournembury Woods is not wilderness it has a strong sense of naturalness and is not dominated by man-made influences and structures.
- **The particularly strong historic character and associations.** Tournembury Fort is an important heritage asset.
- **The wealth of flora and fauna.** Although of no particular significance for wading birds for which the Chichester Harbour SSSI is predominantly notified, Tournembury Woods is within the Chichester Harbour SSSI and has been favourably rated by Natural England (NE) at every condition review / site assessment during the time the site has operated as a venue.²⁶
- **The unspoilt character and unobtrusive beauty.** Tournembury Woods has an unspoilt character and an unobtrusive beauty.
- **The Harbour offers a very special sense of peace and tranquillity.** Tournembury Woods also offers a special sense of peace and tranquillity.

²⁶ A review of the condition of Tournembury Woods, part of Chichester Harbour SSSI Graham Steven and Alex Foy, November 2022

6.2 Special qualities - Chichester Harbour Management Plan 2025 - 2030 Consultation Draft

6.2.1 The Consultation Draft of the Chichester Harbour Management Plan 2025 - 2030 has a revised list of special qualities which can be found on pages 14 and 15. The headline descriptions of the special qualities are as follows:

1. Estuarine seascape.
2. Intertidal zone.
3. Functioning catchment.
4. Internationally important birdlife.
5. Wooded shoreline.
6. Farmed landscape.
7. Recreational value.
8. Living classroom.
9. Sense of space.
10. Harbourside heritage.

6.2.2 Tournerbury Woods makes a noticeable contribution to the following special qualities in the 2025 - 2030 Consultation Draft:

2. Intertidal zone
5. Wooded shoreline.
7. Recreational value (private access for visitors to the venue)
9. Sense of space.

6.3 Conclusion

6.3.1 The site is only part of Tournerbury Woods and much of the contribution that Tournerbury Woods makes to the Chichester Harbour National Landscape is derived from areas within Tournerbury Woods outside the site, such as the ancient broadleaved semi-natural woodland within the Tourner Bury Fort SM.

6.3.2 Section 8 considers whether the development that is the subject of this application affects the contribution that Tournerbury Woods makes to the Chichester Harbour National Landscape.

7 Landscape Value

7.1 Introduction

7.1.1 GLVIA3 recommends that the value of a landscape is identified at the baseline stage. The sensitivity of a landscape is judged at the assessment stage as a combination of the value of the landscape and its susceptibility. Landscape susceptibility is development-specific and is only assessed once the potential impacts of a development are known. Landscape value is inherent.

7.1.2 The site lies within the Chichester Harbour NL and is therefore considered to be a valued landscape. It is not necessary to undertake the assessment recommended in TGN 2/21 which is intended for assessing the value of landscapes outside national designations. However, as the assessment helps to identify the qualities of a landscape that are particularly important it has been carried out.

7.2 Landscape Value Assessment

7.2.1 The following assessment is based on the factors and indicators identified in Table 1²⁷ of TGN 02/21.

7.2.2 In my assessment, I use the phrase '*the site and its immediate landscape*' to describe the area whose value I am assessing. This includes those parts of the wider landscape to which the site contributes, or which contribute to the site.

Table 2: Assessment of Landscape Value - the site and immediate context

Factor	Definition	Landscape Qualities	Value
Natural heritage	<i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.</i>	The SSSI designation indicates that this is landscape with ecological importance. The woodland contributes positively to the wider landscape of Chichester Harbour NL.	High

²⁷ Table 1 includes all the factors previously covered by GLVIA Box 5.1.

Factor	Definition	Landscape Qualities	Value
Cultural heritage	<i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.</i>	Tourner Bury Fort SM is a valued heritage asset, and the woodland contributes to its current appearance	High
Landscape condition	<i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.</i>	Tournerbury Woods is well managed and rated by NE to be in a <i>Favourable Condition</i> . Inundation by sea water in the brickworks area is killing many trees.	High/ Medium
Associations	<i>Landscape which is connected with notable people, events and the arts.</i>	None known	
Distinctiveness	<i>Landscape that has a strong sense of identity.</i>	Tournerbury Woods is distinctive as part of the mosaic of wooded shoreline on Hayling Island.	High
Recreational	<i>Landscape offering recreational opportunities where experience of landscape is important.</i>	No PRoWs cross Tournerbury Woods although the western side of it is visible from Fp 102 to the west. Chichester Harbour is of high recreational value for water based recreational activities.	High/ Medium
Perceptual (Scenic)	<i>Landscape that appeals to the senses, primarily the visual sense.</i>	Tournerbury Woods is an attractive landscape both from within and when viewed from the water. There are no significant detractors.	High
Perceptual (Wildness & tranquillity)	<i>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.</i>	This is a tranquil landscape although diminished by commercial activities at Wilson's boatyard and proximity of development to the south and west.	High/ Medium
Functional	<i>Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.</i>	Chichester Harbour has a clearly identifiable functional value.	High

7.3 Summary

7.3.1 The site and its immediate landscape have high value. This is to be expected as it forms part of a protected landscape.

8 Landscape Effects of the Development

8.1 Introduction

- 8.1.1 No landscape harm has been identified by any of the statutory consultees to the planning application. HBC's Landscape Officer in his response to APP/23/00076 (no date) did not identify any landscape or visual harm or raise an objection to the application. His only concern related to proposed tree species for the new access road which was the subject of an existing permission (APP-21-00536). The Arboricultural Officer was concerned about the construction of the access road and requested that an arboricultural officer should be present when the works commenced to ensure that there was no harm to existing trees.
- 8.1.2 The Chichester Harbour Conservancy did raise an objection, but it was not on the basis of landscape or visual harm but '*on ecological impact grounds*'²⁸. From the letter it appears that Chichester Harbour Conservancy believe this harm would result from '*noise and external lighting impact*'²⁹. No other reasons are given. The issue of lighting is being assessed in a separate lighting assessment.
- 8.1.3 As the application is retrospective and the land uses, ancillary buildings and removable structures are already in place it is possible to be definite about how well they fit with the existing landscape character and their impact on the visual amenity of people in the area. Assessing landscape and visual effects of proposed development is based on professional judgments, in this case the professional judgments relate to the character of the site prior to the introduction of the development. The judgments are based on available information, photographs and mapping.

8.2 Existing Landscape Character

- 8.2.1 The existing character of Tournerbury Woods has not changed. The land use changes, and the ancillary buildings and removable structures are small in scale and only represent a small proportion of Tournerbury Woods. They are in an area of plantation woodland / amenity grassland and do not affect the one area of ancient broadleaved semi-natural woodland, nor either of the areas of secondary broadleaved woodland. More open areas within the plantation woodland have been utilised for the camping and car parking. There has been no loss of any features of landscape value.

²⁸ Consultation response from Chichester Harbour Conservancy dated 8 March 2023 page 2

²⁹ Consultation response from Chichester Harbour Conservancy dated 8 March 2023 page 2

- 8.2.2 The amenity grass area that has been created between the Marquee and the Deck is different in character to the woodland, but it is located adjacent to Woods Cottage which has already introduced a built element into this part of Tournerbury Woods. It is also identified in the SSSI review of the condition of Tournerbury Woods³⁰ as having a special character due to the mature oak trees and the openness in contrast to most of the rest of the woodland. Changes in level in and around this area are also a reminder of its former use as part of a brickworks.
- 8.2.3 The amenity grass area remains low key in character and the unbound surfacing, lack of kerbs or other urban elements associated with the Marquee and the Deck reinforces its natural, rural character. The trees, which both surround the area and are dotted across it, maintain the wooded character even in winter. The same is true of other areas such as the car parking and the camping areas. They are both located under trees and have a wooded character, even though they include areas that lack understorey when compared to other parts of the plantation woodland.
- 8.2.4 The SSSI review of the condition of Tournerbury Woods concluded that there was no evidence of detrimental impacts arising from the wedding venue activities that would pose a threat to the maintenance of the special nature conservation interest of this part of Chichester Harbour SSSI.³¹ This is equally applicable to the existing character of Tournerbury Woods.
- 8.2.5 The Deck is sympathetic in terms of materials and style to the woodland setting and the gazebo, due to its light structure and dark colour is barely discernible amongst the trees, even in winter. The Marquee and the Deck awning are clearly different in terms of materials and colour and make it evident that the woodland is being used for occasional functions. However, they are only clearly visible when within the amenity grass area and have a negligible effect on the overall character of Tournerbury Woods.
- 8.2.6 The very occasional views from the water down the area of saltmarshes and saline reedbeds do not change the character of Tournerbury Woods, which remains clearly wooded and undeveloped. However, the applicants have recently planted an evergreen hedge on raised ground along the western edge of the amenity grass area. This hedge will in time prevent all views along the saltmarsh fringe.

³⁰ A review of the condition of Tournerbury Woods, part of Chichester Harbour SSSI Graham Steven and Alex Foy, November 2022 pdf Page 4

³¹ A review of the condition of Tournerbury Woods, part of Chichester Harbour SSSI Graham Steven and Alex Foy, November 2022 pdf Page 8

8.3 Landscape Character as appreciated from/across the Water

8.3.1 As identified in the LVA Tournembury Woods makes a noticeable contribution to special qualities of the Chichester Harbour NL because:

- It provides a wooded shoreline in an area where much of the shoreline is developed.
- It has a strong sense of naturalness, an unspoilt character and an unobtrusive beauty; and
- Offers a special sense of peace and tranquillity.

8.3.2 These qualities can be appreciated from the water at high tide when it is possible to pass down Mengham Creek. They can also be appreciated from the southern shore of Mengham Creek, such as from Fp 103 and the edge of the Mengham Rythe sailing club.

8.3.3 Glimpsed views of the roof of the Marquee along the saltmarshes and saline reedbeds will be available momentarily when passing immediately in line with the western end of the saltmarshes and saline reedbeds during the winter. The glimpsed nature of these views and the short time during which they are available as you travel along Mengham Rythe means that they will have no discernible effect on the character of Tournembury Woods as appreciated from or across the water, and no effect on the contribution that Tournembury Woods makes to the Chichester Harbour National Landscape.

8.4 Consistency with Local Landscape Related Planning Policies.

8.4.1 As required by Policy CS11 of the Havant Borough Core Strategy, the development is consistent with the Landscape and Built Form Guidance³² within the Havant Assessment because:

- Broadleaved woodland in Tournembury Woods is maintained and enhanced as it is a valuable ecological resource;
- The development is small scale;
- There is no redevelopment of vernacular buildings; and
- The development has a simple rural character without urbanising features.

8.4.2 The development is consistent with the landscape requirements of Policy CS12 of the Havant Borough Core Strategy because:

- The impact on the landscape character of Chichester Harbour NL has been carefully assessed in this LVA;

³² Havant Borough Townscape, Landscape and Seascape Character Assessment Page 89 & 90

- The development conserves the special qualities of Chichester Harbour AONB; and
- It meets the policy aims of the Chichester Harbour AONB Management Plan as set out below.

8.4.3 The development is consistent with the landscape aspects of Policy 1 of the Chichester Harbour Management Plan 2024-2025 because:

- It protects the natural beauty of the landscape of Chichester Harbour.
- It maintains the quiet and undeveloped nature of Chichester Harbour.

8.4.4 The development is consistent with Policy 5 Landscape Management within the Consultation Draft of the Chichester Harbour Management Plan 2025 - 2030 because:

- It conserves the landscape
- It maintains the sense of peace and tranquillity
- It is consistent with the special qualities of the National Landscape
- It enables good management of Tournerbury Woods (paid for by the venue operations) which enhances its function as green infrastructure.

8.4.5 The development is consistent with the landscape and visual aspects of the principles set out in the Chichester Harbour AONB SPD because:

- It conserves the natural beauty of Chichester Harbour.
- Overall, it is sympathetic in design.
- This LVA has considered where the development is seen in the wider landscape and from the water and has concluded that there are no noticeable effects on visual amenity.

8.4.6 In line with recommendations in the Chichester Harbour AONB SPD:

- The development has retained the dominance of the natural landscape, trees and vegetation. (Paragraph 2.4).
- This LVA has considered the Chichester Harbour AONB Landscape Character Assessment (Paragraph 2.6) and concluded that the development is consistent with the Landscape Strategy for LCA G1 North Hayling Island within the Chichester Harbour Assessment as it conserves the existing character of the landscape.
- The development is also consistent with relevant Planning and Land Management Guidelines for LCA GI because it conserves the undeveloped character to the coastal edge and enables long-term management of Tournerbury Wood.
- This LVA has been undertaken even though the site is not '*exposed in the wider landscape.*' (Paragraph 8.1)

8.5 Landscape Sensitivity - the Site and Immediate Landscape

- 8.5.1 The sensitivity of the site is a combination of the **susceptibility** of the site (and the surrounding landscape) to the development proposed and the **value** placed on the site and the surrounding landscape.
- 8.5.2 The susceptibility to change of a landscape is its ability '*to accommodate proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*'.³³ GLVIA3 makes it clear that the assessment of susceptibility '*should not be recorded as part of the landscape baseline but should be considered a part of the assessment of effects*'.³⁴
- 8.5.3 The susceptibility of the site within its immediate landscape to the development is very **low** because it has no adverse impacts on the character of Tournerbury Woods either when experienced from within Tournerbury Woods or when viewed from/across the water. There is a small increase in development around Woods Cottage and a small loss of the unspoilt character of the woodland in this area due to the introduction of the Marquee and the Deck awning. However, due to the overall sympathetic design of the development and the lack of any significant views from outside, it is minimal. As set out above, the development is also consistent with the landscape planning policies and strategies set out in the development plan, the Chichester Harbour Management Plan and the Chichester Harbour AONB SPD. It is also consistent with policies in the Consultation Draft Chichester Harbour Management Plan.
- 8.5.4 I consider that the site within its immediate landscape has **very low** susceptibility to the development proposed. Considering the **high** value of the landscape in which the site is located, I consider that the sensitivity of the site to the proposed development is **low**.
- 8.5.5 I consider the magnitude of change as a result of the development to be **negligible**. The overall landscape effect on the site and its immediate landscape would be **negligible**.

³³ GLVIA3 Page 88, Paragraph 5.40

³⁴ GLVIA3 Page 89, Paragraph 5.42

8.6 Summary

- 8.6.1 There will be no change to the existing valued character of Tournerbury Woods. There has been no loss of any features of landscape value. The Marquee and Deck are in an area already associated with Woods Cottage, influenced by the previous use of Tournerbury Woods for brickworks and with its own distinctive character.
- 8.6.2 The development has no adverse effects on the value of the site and its immediate landscape, or the contribution made to the special qualities of the Chichester Harbour NL. The development is consistent with landscape related policies in the Havant Borough Core Strategy and the Chichester Harbour Management Plan 2024-2025. It is also consistent with the objectives and recommendations of the Chichester Harbour AONB SPD because it conserves the undeveloped character to the coastal edge and enables long-term management of Tournerbury Wood.
- 8.6.3 The site within its immediate landscape has **very low** susceptibility to the development proposed. Considering the **high** value of the landscape the sensitivity of the site to the proposed development is **low**. The magnitude of change as a result of the development is **negligible**. The overall landscape effect on the site and its immediate landscape would be **negligible**.

9 Effects on Visual Amenity

9.1 Introduction

9.1.1 The contribution of visual changes to the character of the landscape has been addressed in the landscape assessment above. The assessment of effects on visual amenity is concerned with the visual receptors who will experience changes to the landscape. Visual effects are a result of the sensitivity of visual receptors to the proposed development and the magnitude of changes to existing views.

9.1.2 GLVIA3 provides guidance on the relative sensitivity of different visual receptors (Page 113-114). In summary, the most sensitive receptors are:

- Residents at home;
- People engaged in outdoor activities whose attention is focused on the landscape and views; and
- Visitors to heritage assets or other attractions where views are an important part to the experience.

9.1.3 The least sensitive receptors are:

- People engaged in outdoor sports or activities which do not depend on an appreciation of views; and
- People at their place of work (although this can vary).

9.1.4 The sensitivity of road users varies. People on busy or main routes are considered to have medium or low sensitivity, whilst users of rural roads or scenic routes will have medium or even high sensitivity.

9.1.5 Although there are views of Tournerbury Woods from several public locations on the Hayling Island shoreline the only visual receptors affected by this development are:

- users of Chichester Harbour engaged in water-based activities (high sensitivity),
- residents of a small number of houses with gardens backing on the southern shore of Mengham Creek.

9.2 Viewpoints

- 9.2.1 Photographs were taken from a series of viewpoint in February 2025 on an overcast day. Some of them have been presented as part of this LVA but it should be noted that there are no views of the development from most of these viewpoints.
- 9.2.2 The photographs were taken on from the water at high tide during a spring tide in February. These provide a worst-case scenario on three accounts:
- Views are only available at high tide;
 - The Spring Tide enhanced visibility; and
 - During the summer months the trees will screen many of the glimpsed views that were available.
- 9.2.3 Vp A is from the approach to Mengham Creek. Tournerbury Woods is significant in creating a natural, wooded character to the north whilst the Mengeham Rhythe Saling Club indicates the developed nature of the shore to the south. This development becomes more visible as you approach the Creek (Vp B).
- 9.2.4 From Vp C there are some glimpsed views of the Marquee behind trees. These fleeting views will be screened in the summer. The distinctive pine tree close to Woods Cottage is visible on the skyline but Woods Cottage itself is not visible due to the surrounding woodland.
- 9.2.5 From Vp D which is closer than Viewpoint C there are no views of the Marquee or Woods Cottage. It is only from further west, along the least accessible part of Mengham Creek, that some more glimpsed views of the Marquee are available. These views are directly in line with the stretch of saltmarshes and saline reedbeds that runs from the shoreline north east towards the amenity grass area in which the Marquee and Deck are located (E.g. Vp E and F). From here there are glimpsed views of the roof of the Marquee roof and occasional glimpsed views of the Deck awning. These views, already only glimpsed in winter and will be further screened in summer. The views are only momentary unless you are directly in line with the area of saltmarshes and saline reedbeds views. Elsewhere they are screened by trees located between the site and the shoreline. The recently planted evergreen hedge which is located west of the Marquee will prevent views even in winter when established.
- 9.2.6 The screening effect of the trees is evident for Woods Cottage. The Cottage is located closer to the shoreline than either the Marquee or the Deck and it has white render. However, it is only intermittently visible and never seen in totality, even in winter.

Viewpoints D, E and F area all taken from the water close to Woods Cottage but only in Viewpoint E, which is directly in front of the cottage, is it visible.

- 9.2.7 These views are only available from the water at high tide. The viewpoints illustrate how quickly the glimpsed views disappear when moving from one location to another, as receptors on the water will be doing. This is true even in winter when the trees within Tournbury Woods which are predominantly deciduous, are out of leaf.
- 9.2.8 Users of Chichester Harbour engaged in water-based activities have **high** sensitivity. The magnitude of change is **negligible** and the effect on visual amenity is **negligible**.
- 9.2.9 Appendix 4 contains a series of photographs taken on October 11th 2025, by the applicant, from some of the locations used for the viewpoints in Appendix 1. The tidal conditions were similar to the conditions when the Appendix 1 photographs were taken. The October 2025 photographs show that when the trees are in leaf even the glimpsed views are lost.
- 9.2.10 There will be some glimpsed winter views of the Marquee roof and occasional glimpsed views of the Deck awning from the gardens and possibly the backs of properties on the southern shore of Mengham Creek. I have not had access to the properties or their gardens but have made my judgments when looking back from the site, along the saltmarshes and saline reedbeds, towards the properties.
- 9.2.11 The views available from these properties/gardens will be more distant than those gained from the water but may be more noticeable because the visual receptors are not in a moving boat. The sensitivity of residents is **high**, and the magnitude of change is **very low**. The effect on the visual amenity of this small group of residents will be **minor adverse** during winter and **negligible** during the summer. When the recently planted evergreen hedge has matured the effect on the visual amenity of these residents will be **negligible**.
- 9.3 **Summary**
- 9.3.1 The harm to visual amenity because of the development is negligible. Although there are some glimpsed views of the Marquee roof from the water these views are glimpsed, winter only, and fleeting. The current high level of visual amenity in Chichester Harbour National Landscape, to which the wooded shoreline of Tournbury Woods makes a noticeable contribution, would be maintained.

10 Compliance with Landscape Related Planning Policies

10.1 Introduction

10.1.1 This section assesses the development in the context of the relevant landscape related planning policies. It considers the development against the policies as drafted. It does not consider the weight to be attributed to the policies, or to inconsistency with the policies. It does not undertake the planning balance.

10.2 Local Landscape Policies

10.2.1 Consistency with local landscape policies and strategies (including Chichester Harbour NL policies) is assessed above as part of the assessment of the landscape susceptibility of the site. The development is consistent with all landscape related local policies

10.3 NPPF 2024

10.3.1 With regard to policies in the NPPF the development:

- Protects the natural, built and historic environment (Paragraph 8);
- Reflects the character of Tournerbury Woods
- Is visually attractive and sympathetic to local character (Paragraph 135);
- Maintains the strong sense of place in Tournerbury Woods (Paragraph 135);
- Protects a valued landscapes (Paragraph 187);
- Protects the intrinsic character and beauty of the countryside (Paragraph 187).
- Is limited in scale and conserves the landscape and scenic beauty of the Chichester Harbour NL. (Paragraph 189)

10.4 Conclusion

10.4.1 The development is consistent with local and national landscape related policies. It protects the landscape and scenic beauty of Tournerbury Woods and the Chichester Harbour NL.

Summary and Conclusions can be found in the Executive Summary at the start of this LVA.

GLOSSARY AND ABBREVIATIONS

GLVIA	Guidelines for Landscape and Visual Impact Assessment, Third Edition, published jointly by the Landscape Institute and Institute of Environmental Management and Assessment, 2013.
Indirect effects*	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Key Landscape* Characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Landscape character*	A 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, landuse and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape designations	Areas protected by law or through planning policies for reason of their landscape qualities e.g. National Parks, National Landscapes and Local Landscape Designations.
Landscape effects	Effects on the landscape as a resource in its own right. Change in the elements, characteristics, character, and qualities of the landscape as a result of development.
Landscape elements	A component part of the landscape, such as trees, hedges, buildings and ponds.
Landscape features	Prominent eye-catching elements, e.g. tree clumps, wooded hill tops, and church towers/spires.
Landscape quality (or condition)*	Based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
Landscape qualities	Term used to describe the aesthetic or perceptual and intangible characteristics of the landscape such as scenic quality, tranquillity, sense of wildness or remoteness. Cultural and artistic references may also be described here.
Landscape value*	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a wide variety of reasons.
LCA	Landscape Character Area – single unique areas that are the discrete geographical areas of a particular landscape type.
LCT	Landscape Character Type – distinct types of landscape that are relatively homogeneous in character. They are generic in nature may occur in different areas in different parts of the country.
LVIA	Landscape and Visual Impact Assessment.
Magnitude*	A term that combines judgements about the size and scale of the effect. The extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Mitigation	Measures including any process, activity, or design to avoid, reduce, remedy or compensate for adverse environmental impact or effects of a development.
NCA	National Character Areas. Landscape character areas as defined for the whole of England.
Photomontage*	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptor	Physical or perceptual landscape resource, special interest, viewer group or individuals that may be affected by a proposal.
Scale Indicators*	Landscape elements and features of a known or recognisable scale such as houses, trees and vehicles that may be compared to other objects where the scale of height is less familiar, to indicate their true scale.
Sense of Place (genius loci)*	The essential character and spirit of an area: genius loci literally means 'spirit of the place'.

Sensitivity*	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Tranquillity*	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Type or Nature of Effect	Whether an effect is direct or indirect, temporary or permanent, positive (beneficial), neutral or negative (adverse) or cumulative.
Visual amenity*	The overall pleasantness of the views people enjoy of their surroundings which provide an attractive visual setting or backdrop for the enjoyment of activities of the people living, working and recreating, visiting or travelling through an area.
Visual effect*	Effects on specific views and on the general visual amenity experienced by people.
Visualisation*	A computer stimulation, photomontage, or other technique illustrating the predicted appearance of a development.

Note: Descriptions marked with an asterisk are identical to those provided in the Third Edition Guidelines for Landscape and Visual Impact Assessment glossary or text.

MB APPENDIX 2

Methodology

Holbury Consultancy Services Technical Note prepared for Natural England



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