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# **HAVANT BOROUGH TOWNSCAPE, LANDSCAPE AND SEASCAPE CHARACTER ASSESSMENT**

## **SECTION 3:**

### **FORCES OF CHANGE – BOROUGH WIDE**

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## **FORCES OF CHANGE – BOROUGH WIDE**

### **3.1 Introduction**

The Havant Borough landscape has changed over time in response to changing economic, social conditions and natural processes, with results having an increasingly visible effect on the existing landscape character.

The section considers the main current forces of change and their present and potential future impact on existing landscape character under the following headings:

- *Climate change*
- *Agriculture and land management*
- *Woodland management and planting*
- *Social and economic change*
- *Infrastructure*
- *Telecommunications and overhead transmission line*
- *Recreation and tourism*
- *Fishing*
- *Alternative energy, i.e. wind farms and wave energy*
- *Minerals and waste management*
- *Residential development*
- *National, regional and local policy and guidance*

### **3.2 Climatic Change**

Evidence of climatic change is growing within the UK with increased temperatures and wetter winters and generally more extreme weather conditions in the last 10 years being identified. The likely changes identified by the UK Climatic Impacts Programme in 2002<sup>6</sup> suggest the conditions the UK could experience by 2080, as follows:

- Annual warming increase between 1.5 to 4.5° C
- Winters 10-30% wetter and summers 25 to 50% drier
- Snowfall totals decrease significantly
- Reduction in summer and autumn cloud cover leading to an increase in radiation
- Sea level rises of up to 83 centimetres above current levels in the south east of England.

The range of effects may include the following:

- The effects of climatic change will have a significant impact on the natural environment. Habitats will change and many species will not be able to adapt quickly enough. Native species of flora and fauna could be under real threat.

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<sup>6</sup> [www.swenvo.org.uk/environment/climate\\_change.asp](http://www.swenvo.org.uk/environment/climate_change.asp)

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Water resources will also be under increased pressure as demands increase and summers become drier;

- Increase effects of pests and diseases, for example the effect of climatic change on the green spruce aphid, will have the biggest impact with the link between warmer winter temperatures and the prevalence of the insects. Significant losses to Sika spruce are likely as a result. Bark beetles are also likely to benefit from climatic warming, especially if this leads to distressed trees that are more vulnerable to attack. Mature trees will also find it harder to adapt to changing climate conditions;
- Most mammalian pests of woodland will benefit from the milder winters, with earlier growth of ground vegetation providing forage for herbivores, which is currently one limitation to population expansion. Populations of fallow, muntjac, roe and red deer are already expanding and becoming serious pests in some areas;
- Warmer climates and sea level rise may impact on wading birds because, although the estuaries may be protected and continue to provide a suitable habitat, it is possible that these birds may no longer migrate from their winter breeding grounds or may not need to migrate as far south as they currently do;
- Warmer summers may lead to longer growing seasons which, with associated higher carbon dioxide levels, could result in increased growth rates and productivity. There may be greater opportunity to grow drought resistance crops such as sunflowers, navy beans, sweet corn, grapes and bio-fuels, resulting in a move away from the traditional agricultural landscape and garden planting;
- Extreme events such as droughts or storms may have significant effects on long-lived species, particularly individuals already stressed by climatic changes of warmer drier summers;
- The increase in the frequency and severity of summer droughts would be expected to result in a large increase in the number of fires especially wood and heathland areas as found to the north of the Borough;
- Climatic change could result in the level and timing of water availability resulting in changes to the flow of streams with high water flows and increased erosion contrasting with periods of drought and low flows. Periods of drought could effect the grass swards, with a decline in grazing and increased requirement for 'Set aside' or land taken out of agriculture and used for recreational activities such as golf courses;
- The increased requirement for irrigation will necessitate construction of new reservoirs, putting pressure on the open rural landscape adjacent to urban areas. A new reservoir is already planned within the open rural landscape in the north of the Borough;
- Rising sea levels, and increased frequency of winter storms may adversely affect sea defences, harbours, homes, businesses, infrastructure, maritime heritage as well as beaches, saltmarshes and general biodiversity; very important in this Borough with 48 km of coastline;
- Wetter winters may also increase the risk of river and urban flooding, leading to the requirement for potentially intrusive new flood defences;
- Climatic change will require building and development design to adapt to meet sustainability targets. New buildings will need to be designed to withstand more frequent clay soil shrinkage, increased rainfall, higher temperatures and stronger winds. This could lead to a change in the vernacular styles and insensitive adaptation of traditional buildings;

- As the summer seasons get longer and the winters milder, outdoor activities are likely to increase, resulting in increased pressure on existing recreational facilities as well as exacerbating existing problems such as traffic congestion and erosion. There will be a potential pressure and a market for new facilities within open areas adjacent to settlements.

### 3.3 *Agriculture and Land Management*

Open land, excluding playing fields or parks, covers an area of 2,554 hectares of the Borough, which represents 46.18% of dry land within the Borough.

The agricultural landscape within Havant Borough contains a mix of farming activities (cereals, pasture, and market gardening) due to the varying grade of agricultural land throughout the Borough. Grade 1 agricultural land to the north of Hayling Island produces intensive fields of arable production whilst the lower grade land located between Havant and Purbrook gives rise to woodland and fields of poor grade pasture.

Analysis of data comparing 2003 Census<sup>7</sup> results for Hampshire<sup>8</sup> agricultural landscape with 1995 shows the following recent changes:

- A fall in the area of permanent grassland of 1%
- A fall in the area of temporary grassland of 33%
- A fall in the area of cereals of 10%
- An increase in the total area of other crops (driven largely by additional rape plantings) of 10%
- Within that increase, a fall in horticultural crops (driven largely by a reduction in 'eating' peas and beans) of 44%
- Overall cattle and calves numbers fell by 24%
- Dairy cow numbers fell by 29%
- Sheep and lamb numbers fell by 27%
- Pig numbers fell by 53%
- Poultry numbers fell by 19%
- The number of full-time holdings has fallen by 13%.

These figures show overall a decline in farming in Hampshire which could have widespread impact on the future of the County's rural communities, landscape and ecology. For the future it is apparent that much of the farming in the county is continuing on the basis of personal commitment rather than inherent economic viability, with many farm businesses being supported by other sources of income including off-farm employment<sup>9</sup>.

With regard to diversification, the South East is the English region with the highest proportion of holdings involved in diversification with above average levels of

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<sup>7</sup>Hampshire County Council. Economic Development Office – Rural Economy Update Winter 2004/5: Dreweatt Neate. Hampshire Farming Study 2004

<sup>8</sup> Up to date figures from Defra for Havant Borough not available in sufficient detail

<sup>9</sup> Hampshire County Council. Economic Development Office – Rural Economy Update Winter 2004/5: Dreweatt Neate. Hampshire Farming Study 2004

sporting, recreation and direct sales activity<sup>10</sup>. In 2003, 23% of full time holdings in the South East were engaged in diversification activity when agricultural contracting and the letting of farm buildings is excluded (England 17%). These figure increase to 72% when the letting of buildings is included (England 56%).

In 2005 the Common Agricultural Policy (CAP) was reformed to provide a single payment to replace 10 major CAP payment schemes. The reform is designed to give farmers greater freedom to farm to the demands of the market as subsidies will be decoupled from production, while at the same time, environmentally friendly practices will be better acknowledged and rewarded.

In 2005, Defra launched the new Environmental Stewardship<sup>11</sup>, which provides funding to farmers and other land managers in England who deliver effective environmental management on their land. Its primary objectives are:

- Conservation of wildlife (biodiversity)
- Maintenance and enhancement of landscape quality and character
- Protection of the historic environment and natural resources
- Promotion of public access and understanding of the countryside
- Protection of natural resources.

In order to qualify for a subsidy under the Single Payment Scheme (SPS) farmers must comply with cross compliance requirements which comprise standards of Good Agricultural and Environmental Condition (GAEC). GAEC is designed to deliver an increased level of protection of soils, habitats and landscape features. To meet cross compliance standards and obtain the subsidy, farmers must undertake a basic level of environmental work to their land. It is expected that all farmers will apply for the SPS subsidy.

Above this basic level, farmers can chose a higher level scheme. The Entry Level Stewardship (ELS) is a simple environment management scheme attracting a flat rate payment, designed to achieve a higher level of general good environmental management practice (such as hedgerow management, stone wall maintenance, low input grassland, buffer strips, and arable options).

Above the ELS, the Higher Level Stewardship (HLS), which supersedes the old Countryside Stewardship Scheme, designed to deliver significant environmental benefits in high priority situations and areas and to enable more complex environmental management where land managers need advice and support. A wide range of management options is available, targeted to support key characteristics of the different areas of the English countryside. The HLS is discretionary and seeks to achieve certain targets within the South Coast Plain Natural Area of England (126<sup>12</sup>). The targets are to restore and create key habitats, protect and restore key historic and landscape features and improve public access via permissive access routes and educational opportunities.

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<sup>10</sup> Hampshire County Council. Economic Development Office – Rural Economy Update Winter 2004/5: Dreweatt Neate. Hampshire Farming Study 2004

<sup>11</sup> [www.defra.gov.uk/erdp/schemes/es/](http://www.defra.gov.uk/erdp/schemes/es/)

<sup>12</sup> Environmental Stewardship Targeting Statement 2005. Rural Development Service DEFRA

There is likely to be significant beneficial effects on the local ecology with changes from intensive agriculture in its current form creating greater opportunity for enhanced biodiversity on some scale. The reformed Common Agricultural Policy could result in positive management and enhanced environmental management.

At the time of writing, the effects of the reform have not been fully analysed but there is evidence to suggest that the range of effects on the Havant Borough landscape may include the following:

- *Better quality farmed landscapes:* The new CAP arrangements should help to protect existing and create more extensive and better quality landscapes reflecting locally distinctive patterns
- *Increase in large farm units:* This may result in further specialization and amalgamation of farms, which could also result in increasing monoculture in the landscape and use of more large scale buildings for intensification of meat production and grain storage and polytunnels for market gardens. On the other hand, large-scale productive farm units may also produce the resources, labour and capital to respond to environmental initiatives and pursue landscape and biodiversity enhancement in association with productive agriculture;
- *Medium and small farms:* With the opportunities available from the England Rural Development Programme<sup>13</sup> as well as the CAP reforms, the small scale farming units on Hayling Island may become more economically sustainable;
- *Increases in hobby farming and horse paddocks:* Already the periphery of Emsworth, Havant and the smaller villages on Hayling Island are characterised by horse paddocks. This has led to smaller fields, post and rail fencing, shelters, new access tracks and general erosion of the original field and hedgerow character. An increase in hobby farming could further proliferate in those areas on the periphery of settlements and urban areas;
- *The Organic Farm Scheme<sup>14</sup>:* A number of schemes throughout the country are already successfully supplying food boxes (eg Organic Goods to Locals). With a close large urban population, this could be a significant encouragement for small farms within the Borough;
- *Surplus/marginal agricultural land:* The concentration of resources based on the best quality land may result in pockets of land of poorer quality coming out of production. If successfully managed and supported through environmental initiatives, these areas may have the potential to contribute to the ecological diversity and recreational potential of the Borough;
- *Energy Crops:* The new energy crops scheme<sup>15</sup> (ECS) provides establishment grants for two energy crops, short rotation coppice (SRC) and Miscanthus (elephant grass). SRC consist of densely planted, high yielding varieties of woody crops, such as willow or poplar, harvested on a 2-5 year cycle, growing up to a height of 3-4m. Miscanthus spp. is a perennial rhizomatous grass, originating from Asia, growing to a height around 2m. These crops will supply biomass power stations, which need to be sited within a reasonable distance of the crops. Planting of such biomass crops may change the landscape pattern and open character of parts of the Borough;

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<sup>13</sup> [www.defra.gov.uk/erdp/](http://www.defra.gov.uk/erdp/)

<sup>14</sup> [www.defra.gov.uk/erdp/schemes/oels/handbook/chapter1.htm](http://www.defra.gov.uk/erdp/schemes/oels/handbook/chapter1.htm)

<sup>15</sup> [www.defra.gov.uk/erdp/schemes/energy/](http://www.defra.gov.uk/erdp/schemes/energy/)

- *Carbon Sequestration*: The introduction of 'energy crops' and the increase in the plantation of woodlands is being encouraged as carbon sinks to mitigate rising levels of CO<sub>2</sub>. An increase in woodland planting could be beneficial for the landscape, but random planting of small fields and open areas found between Havant and Waterlooville could erode the special semi enclosed character of the landscape;
- *Increase in woodland planting*: This would be beneficial to the local bird population as well as supporting a range of insects but it will take time for such woodland to develop significant diversity of woodland flora and fauna;
- *Management of agricultural land*: this could have a wider impact on habitats in an associated mosaic through greater management of the ecological resource as subsidies change towards encouraging positive land management;
- *Conversion of farm buildings*: The change in the structure of agriculture and farm enterprises may result in an increasing number of buildings becoming redundant, whilst high values for buildings will encourage conversions for residential and business uses. This could result in further changes to traditional farm buildings, which may not be compatible with the historic and architectural character of farmsteads and settlements;
- *Unusual diversification and commercial events and attractions*: Innovative diversification which appeals to the surrounding urban population has emerged in recent years, such as the 'Maze of maize' in the fields to the west of junction 5 of the A3M and the annual music event at Manor Farm, Hayling Island. Northney Farm has diversified its produce; raising cattle on the coastal marshes and providing high quality local produce (Three Harbours Beef) to the local community.

### 3.4 Woodland Management and Planting

The Regional Forestry Framework<sup>16</sup> aim is for areas of woodland to make a significant contribution to the sustainable development of the South East region. The document *Seeing the Wood for the Trees* sets out a framework for the future development of woodlands and forestry in the South East. Each of the four interrelated and interdependent themes of the Framework are developed into a number of outcomes that the Framework would like to see developed within the area. The themes are as follows:

- Better places for people to live
- Enhanced biodiversity
- A stronger contribution to the economy
- A secure future for our woodland resources.

As an addition to the existing Farm Woodland Premium Scheme (FWPS) and Woodland Grant Scheme which offer incentives for woodland creation and management, the Framework will encourage better maintained and more extensive woodland cover and an improvement in the composition of woodlands from non native to native broadleaf. The increase in management and woodland cover, should have a beneficial impact on the ecological resource by providing a greater

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<sup>16</sup> Forestry Commission. *Seeing the wood for the trees* 2004

area of habitat and the potential to increase connectivity between different existing patches of woodland, thus making species migration and movement easier. Traditional woodland management techniques such as coppicing will have a beneficial effect on biodiversity.

There is a keen interest within the local community to increase public involvement in landscape management with more partnership arrangements to bring benefits to the whole Borough.

### 3.5 *Social and Economic Change*

This section provides a brief overview of the economic and social character of the Borough of Havant. It includes population characteristics, the structure of employment and features of the Havant economy.

#### **Population structure<sup>17</sup>**

The Borough in 2006 has a population of 116,289. Between 1951 and 1971 the population of Havant Borough rose rapidly, but since 1996 the population has declined, as shown in the table below, and is expected to continue to decline. In 1971 Havant Borough's population accounted for 8.1% of the County's population; by 2004 this figure had been reduced to around 7%. However, population decline in Havant Borough is not reflected in Hampshire as a whole. The ethnic composition of Havant Borough is similar to that of Hampshire.

<b>Total population</b>					<b>% Change in pop. 1996/2011</b>
	<i>1996</i>	<i>2001</i>	<i>2006</i>	<i>2011</i>	<i>1996/2011</i>
<i>Havant</i>	119,769	116,849	116,703	116,289	-2.9%
<i>Hampshire</i>	1,619,356	1,240,103	1,683,613	1,716,689	+6.0%

Havant Borough has a lower percentage of men and women in social classes I, II and III (N) than the average for Hampshire and a higher percentage of men and women working in social classes III (M), IV and V.

Havant's Borough population can be summarized as follows:

- Havant is almost five times more densely populated than the average density for Hampshire;
- The population of Havant Borough is getting older;
- There are 48,439 households in Havant Borough. Household size is getting smaller with a rising number of households;
- A larger percentage of the Borough's than the County's population is economically inactive.

<sup>17</sup> [www.havant.gov.uk/havant-2374](http://www.havant.gov.uk/havant-2374)

These population dynamics are likely to affect the future form and character of Havant's landscape, townscape and seascape. The demand for smaller and greater numbers of households will put pressure for the redevelopment of existing generous plots at higher densities. Older populations need good easy access to, and create a demand for, certain types of facilities which will affect the pattern of built form and the visual and physical nature of those facilities.

#### *Structure of employment*

Havant has a number of fundamental economic problems which have persisted for many years, including high unemployment, high levels of out-commuting, decline in the manufacturing sector and shortage of land available to meet the needs of business. These problems are made greater by the Borough's peripheral coastal location on the fringe of the South East Region which make it less favourable to a wide range of businesses. The table below shows Havant's unemployment level as a percentage compared to Hampshire over the last 4 years.

<b>Year Ending 31 March</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
Havant Rate	2.9%	2.7%	2.0%	1.8%
Hampshire Rate	1.2%	1.2%	1.1%	0.9%
Difference	1.7%	1.5%	0.9%	0.9%

Havant Borough's employment structure can be summarized as follows:

- The Borough falls within one of eight Priority Regions for Economic Regeneration identified in Regional Planning Guidance for the South East (RPG9)<sup>18</sup>;
- 66.4% of the population aged 16-74 are economically active - the lowest proportion in Hampshire;
- The Borough suffers from a lack of skills within its working-age population
- 27% of the unemployed in the Borough are long-term unemployed;
- 24.9% of the workforce are in AB grade jobs (higher managerial/administrative/professional workers) - lower than the average for England and Wales;
- The Borough has the second lowest jobs density in Hampshire, below the regional and UK average. The workforce exceeds the number of jobs available, increasing out-commuting.

According to the Indices of Deprivation 2000<sup>19</sup>, Havant contains some of the most deprived wards in Hampshire, the south east region and England. The Indices are based on six domains: Income (including a Child Poverty Index), Employment, Health Deprivation and Disability, Education, Skills and Training, Housing and Geographical Access to Services. When looked at together they create an Index of Multiple Deprivation. The 4 wards which make up Leigh Park (Warren Park, Barncroft, Bondfields and Battins) are the four most deprived wards in Hampshire

<sup>18</sup> Regional Planning Guidance for the South East( RPG9) Government Office for the South East, Government office for East of England, Government Office for London, March 2001

<sup>19</sup> Department of the Environment, Transport and the Regions - [www.havant.gov.uk/havant-2342](http://www.havant.gov.uk/havant-2342)

(excluding the cities of Portsmouth and Southampton) and the Hart Plain ward which contains Wecock, is the 7th most deprived.

These economic and social conditions are driving Havant Borough's current programme to bring regeneration opportunities into the Borough. This will bring about positive change to the landscape, townscape and seascape where these deprived social and economic conditions have affected the local landscape and built form. For example *Leigh Park Creating Quality Places Project*, an initiative that aims to regenerate existing and create new sustainable communities through collaborative working with the local community and stakeholders in the area.

## **Features of the Havant Borough Economy**

### *Manufacturing*

Havant has an industrial base with a focus on the manufacturing sector, with a strong skills representation in the mechanical and electro-mechanical skills sector, supporting the wider Portsmouth economy which is defence sector orientated. The 1998 Annual Employment Survey<sup>20</sup> shows approximately 28% of the Havant workforce employed in the manufacturing sector, compared with 15% and 17% for Hampshire and Great Britain respectively (ONS, 2000<sup>21</sup>). In addition, a number of Havant companies are in sectors which are highly competitive and fast changing, producing a degree of vulnerability.

When unemployment increases it appears to do so faster in Havant than in Great Britain as a whole, probably because of the heavy reliance on manufacturing in Havant, which reacts to the effects of recession before other business sectors.

High technology industry, including manufacturing, has absorbed some of this impact although is itself subject to world wide competition and tends to make more use of those with higher level skills. As new industries emerge the factors described combine to put local residents at a disadvantage. Experience has shown that commuting of workers with more appropriate skills into the area often results from industrial change, as is happening within Havant Borough. Alternatively, companies locate elsewhere and this is demonstrated in Hampshire with the traditional industrial areas around the cities in the south losing ground to the more 'modern' northern districts. The figures from the Census of Population record that significantly more people travel out of the Borough to work than travel in. The current level of net out-commuting is one of the highest in south Hampshire.

Industrial units within the Borough range from high tech buildings in a landscaped setting such as those at Brambles Business Park to older units which suffer from access and parking problems. Predominantly the industrial buildings fall into the latter category and may be considered unsuitable for the needs of many modern businesses.

Havant is located in a regional market which has seen a fall in the supply of industrial accommodation in recent years. A third of demand is for new or

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<sup>20</sup> [www.havant.gov.uk/havant-6672](http://www.havant.gov.uk/havant-6672)

<sup>21</sup> [www.havant.gov.uk/havant-6672](http://www.havant.gov.uk/havant-6672)

completely refurbished space but this makes up only a small part of Havant's available industrial floorspace. Local businesses wishing to expand and relocate mainly hope to stay within the Borough but feel the current quality and quantity of suitable sites in the Borough is poor and that this would influence their decision of whether or not to stay in the Borough<sup>22</sup>.

### **Retail and Commerce**

Since 1995 the Council has conducted at two-year intervals Borough-wide shopping surveys to establish the shopping patterns of local residents. The most recent survey was carried out during December 2003 and provides the most up-to-date information on expenditure patterns. Since the 2003 survey was completed there has been no major shopping schemes opened in the Borough or in the wider Portsmouth catchment. What emerges from the 2003 shopping survey is the extent of expenditure leakage to shopping centres outside the Borough. The greatest trade leakage arises on Hayling Island (63.1%) and from Emsworth (63.6%). This is due to the lack of major shopping facilities in these areas and relative affluence of the population and levels of car ownership. The shopping facilities located at Commercial Road, Portsmouth attract Hayling residents and Emsworth residents favour Chichester, which is the most convenient higher order centre for residents living in the eastern area of the Borough. The residents of Leigh Park travel least to find shopping centres outside the Borough.

- Changes in shopping provision and habits could have more of an impact on the Borough landscape in the future. Large scale commercial and retail development, for example Walmart and B&Q already occupy prominent locations within the rural areas of the Havant Gap. These developments took place in the 1980's but current policy emphasis is aimed at directing retail development to town centre locations thus restricting further out-of-centre development.
- Increasing corporate environmental responsibility may encourage local businesses to minimise impacts on the environment and benefit biodiversity; for example, through the introduction of environmental management systems and biodiversity creation schemes within their green estate.

The network of small, specialist and local shops and businesses (such as wooden boat repairers) are highly valued by the local community.

## **3.6 Infrastructure**

### **Transport connectivity**

Havant has relatively good transport links with southern England and London, by rail and road, and by sea ferries across to Portsmouth. This high connectivity is an important asset for the Borough's businesses and residents. Havant ranks 106<sup>th</sup> in Britain for connectivity; above the national average and sub-regional average<sup>23</sup>.

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<sup>22</sup> [www.havant.gov.uk/havant-4917](http://www.havant.gov.uk/havant-4917)  
[www.havant.gov.uk/havant-3336#1299](http://www.havant.gov.uk/havant-3336#1299)

<sup>23</sup> [Annual Monitoring Report 2005: 9. *Transport and Spatial Connectivity*]

The Borough has a very high score for outward net commuting, as it is more of a residential area than an employment area. Havant's labour force is car dependent with 71% of commuters travelling to work by car compared to the national average of 61% and the regional average of 65%. As a result, accessibility and mobility depends on intensive car usage and good road connections.

Car ownership within the Borough is increasing and will continue to be the principle mode of transporting people and goods through the Borough. If national forecasts are realized road traffic levels could increase such that much of the strategic road network within the Borough, A3 (M), A27 (T) and A3, will be carrying volumes beyond their design capacity<sup>24</sup>.

Higher traffic levels and the need for safety and greater accessibility have resulted in and will continue to result in the following:

- New roads and road widening leading to increased impacts on the tranquillity of the countryside and urban areas, on local landscape features and on perception of the Borough;
- Fragmentation of habitats and historic landscape patterns as a result of new infrastructure, as already seen with the road: Middle Park Way, which cut across Sir George Staunton's park;
- New road signs, lighting, engineering works and standard detailing leading to a homogenizing influence of road landscapes on local landscape character;
- Increased requirements for the provision of parking at the coast, within villages and recreation sites.

The noise and loss in tranquillity created by the three main traffic arteries can already be appreciated with noise from the A3 (M) being heard along the western edge of Havant and to the west within the urban area of Waterlooville. Constant traffic noise from the A3 (M) and A27 (T) junction is also apparent from the west side of Hayling Island.

Understanding of the importance of green infrastructure to deliver environmental, health, social and economic benefits will help to protect the remaining open areas and countryside in Havant.

### **3.7     *Telecommunications and Overhead Transmission Lines***

As already seen throughout the Borough, telecommunication towers are visible along the ridge at Portsdown and within the gap between Havant and Waterlooville. In some rural areas these masts have led to the erosion of tranquillity and character and intrusion into important views. For example, the overhead power lines which run through the Havant gap are particularly visible from the east and west.

It is however difficult to predict whether the development of new telecommunication masts will continue to be a significant force for change as technology in this field is constantly being updated. Developments within the communication and energy

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<sup>24</sup> Annual Monitoring Report 2005: 9. *Transport and Spatial Connectivity*

industries could see the removal or placing underground of major power lines and mobile towers in the future.

### 3.8 *Recreation and Tourism*

Tourism is an important aspect of the Borough, centred on Hayling Island. The major attractions of Hayling Island include its rural character and extensive shoreline with Blue Flag and seaside award winning beaches located between Chichester and Langstone Harbours. The rural character of Hayling Island together with the beaches and its location between Chichester and Langstone Harbours are key assets which give Hayling Island the feel of 'Countryside by the Sea' a major theme promoted in the Borough's holiday guides. Hayling Island has a history of providing holiday accommodation since the first ever Warners holiday camp opened at Northney in 1931, followed by Sinah Warren and Mill Rytte which still exist as holiday villages today. In addition to this there is a large permanent caravan site and a camping site at Gable Head and further caravan sites at Eaststoke. Eco-tourism is a potential means of regenerating Hayling Island's tourist industry.

The historic town of Emsworth attracts a large number of visitors, with the town centre, harbour, Mill Pond, Emsworth Museum and the variety of public houses and restaurants all contributing to the town's appeal. A food festival is held annually with over 50,000 visitors in 2005, it is now the UK's largest independent food festival; run entirely by volunteers and supported by the business and residents of Emsworth.

The implications for the landscape as a result of these key forces may include the following:

- Increase in the number of visitors to historic towns, in particular Emsworth resulting in the pressure for new car parks and possibly coach parks;
- Increased pressure for yacht moorings, motorized water sports, marinas and holiday villages and the potential impact on the open 'countryside' of the shoreline character;
- Increased effects of horse riding, and further encroachment of horse paddocks with their post and rail fencing, stabling, horse shelters and infrastructure;
- Increased pressure for four wheel driving and motor-cross within open areas and the resulting impact on tranquillity;
- Pollution from increased visitor pressure and congestion may impact significantly on semi-natural habitats which often occur adjacent to urban areas in Havant Borough;
- Increased pressure for access to shoreline. Presently only 30% of the shoreline is accessible to the public. Improved access would be advantageous however could result in the demand for car parks and shoreline erosion of the shoreline habitats and form;
- Second homes and holiday lets of character properties within the villages could result in a change of character of the living and working village form, for example low maintenance gardens, with high maintenance shrubs and hedges removed;

- Greater opportunities for community recreational provision are being sought and developed by local agencies, such as angling (for example at Staunton Country Park) and water based activities (such as on the proposed southern water reservoir at Havant Thicket);
- Better access for the disabled.

### 3.9 *Fishing industry, commercial and leisure*<sup>25</sup>

The Langstone and Chichester Harbour fisheries are controlled and managed by the Southern Sea Fisheries Committee (SSFC) which also includes the coastal waters (out to 6 nautical miles out from coastal baselines). The SSFC implement a number of bylaws to control certain aspects of fishing activities. The Common Fisheries Policy is currently the main legislation governing fishing in EU territorial waters.

Over 600 vessels currently hold permits to fish commercially within the Southern Sea Fisheries District, which includes the waters off Dorset, Hampshire and the Isle of Wight out to the 6 mile limit. 90% of these boats are skipper-owned, resulting in an industry of small businesses in competition with each other. Fishing also supports a range of service industries, maintaining vessels and equipment. This skipper owned industry of small businesses has resulted in the small scale local character of the harbours and marinas, with the characteristic seasonal sequence of different fishing activities within the harbour basins.

The sheltered harbours of Langstone and Chichester allow the small fishing vessels to work comfortably, while a local bylaw also restricts the size of boats allowed to work in the southern SSFC district to 12m. The sheltered harbours are also used within the winter months for sheltering neighbouring fleets.

A small number of oyster trawlers are still evident on Emsworth quay while Sparks Marina on the southern tip of Hayling Island is the home to a number of crab potting vessels, which set their pots in Bracklesham Bay. Fishing vessels have become very versatile with some combining trawling with oyster dredging and potting to take full advantage of the variety of coastal produce. The fishing year starts with cuttlefish in the spring which can result in the ink stained jetties, while during the summer months most fishing of bass, sole, plaice, mullet is undertaken outside the harbour. The native oyster has been the harbours' most important catch but in recent years, due to depressed prices and dwindling numbers, only a few vessels now work the harbour basin.

Both Langstone and Chichester Harbours are designated bass nurseries with restrictions on fishing, which restricts bass fishing from the 1<sup>st</sup> of May to the 31<sup>st</sup> of October. Digging for bait is popular and is now controlled by bylaws to restrict areas of access.

A demand for sand eel for bait has led to the development of a sand eel industry within Langstone and Chichester Harbour, with fyke nets often seen hanging up on their gantries to dry, creating an image similar to the American shrimping industry.

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<sup>25</sup> The coastal fisheries of England and Wales Part IV: A review of their status 1999-2001 MG Pawson, GD Pickett and P.Walker

The whole of the seafront on Hayling Island is open to angling, with other locations listed as at the entrances to both harbours; adjacent Northney; at Budds Farm; and from the Hayling Billy trail. Boats can also be chartered.

The range of effects of the changing fishing industry on the Havant Borough landscape may include the following:

- Impact of bait digging on intertidal habitats: over worked areas resulting in damage to smooth mud bank character and instability
- Diminishing stocks of fish and shellfish and changes in fashion for types of fish: resulting in loss of local colour and interest provided by the fishing boats throughout the year. Harbour buildings may become available for change of use with a subsequent loss of character
- Growth in rod and line tourism: pressure on marinas for additional boating bays, and subsequent car parking and facilities for clients, potentially eroding the low key character of many of the existing boat yards
- An increase in angling would produce additional vehicles on the island which would further increase the problems of traffic congestion.

### **3.10    *Alternative Energy, i.e. wind farms, wave energy***

The Government is seeking to encourage greater use of sustainable and renewable energy resources such as wind farms (including offshore wind farms), wave action and tidal action. There are no wind turbines in the Borough at present, but a greater demand is expected for smaller scale schemes for homeowners. These are hoped to generate around a third of the households' electricity, reducing fuel bills and cutting carbon dioxide emissions. The impact of any significant number of these on the town roofscape is likely to be similar to that resulting from TV aerials and satellite dishes.

Continued research into wave and tidal power development around the UK is presently being undertaken by BWEA (British Wind Energy Association), where a final report will be produced in May 2006 outlining amongst other issues, location requirements<sup>26</sup>. As the Borough of Havant has tidal inlets and large open harbour basins, a demand for wind turbines within these open areas as well as development of tidal power turbines at the estuary mouth is a possibility. Tidal energy and offshore wind energy developments may impact upon the wave patterns and this, in turn, could affect the internationally important coastal habitats and protected species. Wind turbines may be visually prominent and disturb designated habitats and navigational channels.

The development of green energy from biomass or waste, local heating plants, more sustainable energy conservation and generation may all have an impact on the future character of the built form.

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<sup>26</sup>[www.bwea.com/index.html](http://www.bwea.com/index.html)

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### 3.11 *Minerals and Waste Management*

Mineral workings have previously taken place within the Borough on the chalk ridge at Portsdown, where the excavation of chalk has left un-restored open pits, with surviving high chalk cliff faces. Towards the northeast, gravel extraction just outside the Borough within Southleigh Forest is presently being restored with waste but other sites in the Emsworth Gap are identified for possible sand and gravel extraction in the future. Extraction has also taken place from the sandbanks of East Winner and Sinah Sands. A recent extension to this licence has been agreed. There is an existing, loading wharf at Brockhampton. Mineral extraction is not a major force for change within the Borough. However search for suitable waste and recycling sites is more of an issue.

The increased requirements for landfill and waste treatment installations may introduce large-scale buildings and new waste management practices such as Mechanical Biological Treatment (MBT) plant and Refuse Derived Fuel (RDF) facilities. Such schemes in both the Borough and in adjacent areas (such as Portsmouth's new incinerator) may have both visual and physical impacts on the local environment.

### 3.12 *Residential Development*

As throughout the southeast, housing development represents a significant pressure for change within the landscape. Within Havant Borough there is a need to build an additional 1,665 dwellings<sup>27</sup> between 2001 and 2011 out of the total Structure Plan requirement of 2,990 dwellings for the period 1996-2011 subject to the provisions of Policy H2 as follows:

Dwellings to be built within the urban area	1,394
Dwellings to be built on greenfield sites	275
Dwellings to be built outside urban areas	255

The draft South East Plan allocates 6301 new dwellings to be built in the Borough between 2006 and 2026. This represents a significant increase in the rate of building that is currently planned up to 2011. It is likely that of this total, up to 1600 of the dwellings would need to be built in the countryside.

The implications for the landscape as a result of these key forces include the following:

- Expansion of suburban character into adjacent rural areas, which could impact on the traditional settlement pattern and change the existing rural character;
- Redevelopment of plots in established residential areas to higher densities will effect local built form and patterns of private and communal open space;
- The use of standard buildings materials and styles which may not respect local traditional siting and design;
- Demands for higher lighting levels and security lighting and subsequent impact on areas of darkness, especially within rural areas;

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<sup>27</sup> Havant Borough District-Wide Local Plan September 2006

- Incorporation of sustainable construction techniques and renewable energy facilities may create new building styles. If not sympathetically handled and well designed this could also erode local distinctiveness and landscape character;
- Urban extensions could impact on the connectivity and condition of nearby habitats.

### 3.13 *National, Regional and Local Policy and Guidance*

#### **National policy**

*Planning Policy Statement 1: Delivering Sustainable Development* outlines the Government's commitment to protecting and enhancing the quality of the natural and historic environment through sustainable development in both rural and urban areas. Local Plan policies are to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole; as well as maintaining and improving the local environment and helping to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space. The significant emphasis on good quality design which respects local character is the key to achieving a high quality townscape in the future. To this end, developers are advised to submit Design Statements which demonstrate how the development will respect and enhance the local character.

Those areas which lie outside the settlement boundaries of Havant are subject to PPS7 *Planning Policy Statement 7: Sustainable Development in Rural Areas*. The Government's objectives are to raise the quality of life and the environment through the promotion of thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments, with economic growth, diversification through good quality sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside. PPS7 will also offer continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources (such as Chichester Harbour Area of Outstanding Natural Beauty).

The promotion of sustainable patterns of development will focus most development in, or next to, existing towns and villages, preventing urban sprawl and discouraging the development of 'greenfield' land; and where such land must be used, ensuring it is not used wastefully. PPS7 will also promote a range of uses to maximise the potential benefits of the countryside fringing urban areas; and propose appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.

The importance of high quality development and of a character led approach to the design, layout and siting of development and of respecting and enhancing the landscape, townscape, historic and ecological setting is further supported in other government guidance, for example PPG3: *Housing* (para 56), PPS6: *Planning for Town Centres* (section 2. Design and the Public Realm), PPS10: *Planning for Sustainable Waste Management* (para 37 and Annex E), PPG15: *Planning and the Historic Environment* and PPS17: *Planning for Open Space, Sport and Recreation*. PPS9:

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*Biodiversity and Geological Conservation* encourages new development to look to the creation of semi-natural habitats as well protecting existing habitats.

### **Natural England:**

The establishment of Natural England will unite in a single organisation the responsibility for enhancing biodiversity and landscape – in rural, urban and coastal areas – with promoting access and recreation. It is about conserving and enhancing places and nature and helping people to enjoy them – taking a wider view, pursuing environmental management which encompasses access and recreation, and aiming where possible to achieve economic and social outcomes alongside conservation goals. People throughout the country are expected to benefit from the more integrated approach offered by Natural England.

Work is currently underway on the national and regional structures of Natural England. The national groups will be based on a spatial structure, with three clusters around:

- Rural - land management, land use, and people in the rural environment;
- Seas and coasts - recovery and conservation, management and planning advice, and engaging people; and
- Cities and towns - open space management, planning transport and urban design, and environment and people.

The application of this new approach should be greatly assisted by the integrated approach taken to this Havant Landscape Character Assessment as set out in this Report.

Natural England state that they will work closely with its key partners. For example, it will work with the Environment Agency to maximise the impact of activities to protect the environment and with the Forestry Commission to align the English delivery functions of the Forestry Commission with those of Natural England. It is hoped that this concept of joint working will be extended to include other government bodies involved in the built environment such as English Heritage and CABE.

### **European Landscape Convention**

The UK signed the Council of Europe's European Landscape Convention in 2006. The Convention promotes the protection, development and sustainable management of the natural and built environmental aspects of the landscape per se. It is concerned not only with the rural landscape, but equally with the urban and 'peri-urban', both the everyday and extraordinary. The signing of the Convention demonstrates the Government's commitment to putting landscape on an equal footing alongside the socio and economic needs of the population.

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## Regional and local policy and guidance

*South East England Regional Assembly. The South East Plan*

Final consultation on *The South East Plan* was completed on 23 June 2006. The final form of the Plan will direct many aspects of the rural, urban and coastal environment of Havant Borough but are not considered here. Three of the cross cutting policies (CC1 to CC12) set out in the Plan are however key in shaping the future character of the area.

*CC8a Urban Focus and Urban Renaissance* seeks to concentrate development within existing urban areas. The Plan also identifies South Hampshire as a key growth area but Havant Borough is not identified as a Regional Hub, whereas its neighbour Portsmouth is a key part of the area identified for delivering that growth. An indirect impact on Havant can therefore be expected.

*CC10b: Strategic Gaps* sets out the importance attached to conserving open space and separation where there is real risk of convergence of urban areas, as in Havant Borough.

*CC12: Character of the Environment and Quality of Life* places considerable importance on applying the principles of local distinctiveness and high standards of environmental living conditions across all areas of activity in the Borough. This will help to protect the best of Havant Borough's landscape, townscape and seascape and also promote improvements and good standards in the more everyday parts of the Borough, to the enhancement of the Borough as a whole.

The *Havant Borough District-Wide Local Plan (HBDWLP) 2006* provides the framework for guiding development in the Borough in the period up to 2011. This is currently under review through the Local Development Framework. Together with the Hampshire County Structure Plan 1996-2011 (Review) (HCSPR) and the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan, the Local Plan comprises the statutory development plan for the Borough of Havant.

The Local Plan seeks to concentrate development within the urban areas of Havant, Waterlooville, Emsworth and South Hayling. Priority is given to the development of sites within these urban areas before peripheral sites. Outside the urban areas and other smaller settlements, development is only permitted if it is consistent with the policies for the countryside, coast and strategic gaps.

The areas of countryside within the Borough include land on Hayling Island, and the land within the Strategic Gaps of Havant, Emsworth, and Rowlands Castle. The Local Plan provides policies which protect the countryside and coast in the Borough from damaging development.

*Chichester Harbour Area of Outstanding Natural Beauty (AONB)*

The coast is one of Havant Borough's most important assets and the Council is committed to protecting the remaining areas of undeveloped coast and improving the environment of the developed areas. The Chichester Harbour was designated as an AONB by the Countryside Commission in 1964, in order to conserve the natural beauty of the landscape of the area. The AONB extends along the eastern periphery

covering the coastal marsh of Hayling Island as well as up to the shoreline of Warblington and Emsworth. The Chichester Harbour Conservancy has prepared the Chichester Harbour AONB Management Plan 2004 to 2009. The Management Plan contains shared visions, policies and actions which build on the achievements of the current Chichester Harbour Management Plan (1999-2004) and the work of the Conservancy and its partners since 1971. It will inform the actions and future policy setting of the Local Authorities, other relevant authorities and public bodies as part of their 'duty of regard' for the AONB, as required under Part IV of the CRoW Act 2000. This Management Plan is, therefore, more wide-ranging than its predecessors and is very much an integrated plan to be delivered by multiple partners. One of the key issues of the plan is to improve and restore the naturalness of the harbour shoreline with the removal and tidying up unsightly sea defences; this, along with sea level rises, could put pressure on the coastal grazing marsh, with a loss of local diversity and character. On the other hand, it would restore the intertidal habitats.

The landscape and nature conservation importance of both Langstone and Chichester Harbours and Beachlands are of principal concern where the Borough Council is committed to carry out or facilitate sympathetic enhancement work where opportunities arise. The Broadmarsh Landscape Strategy (February 2002) aims to link business development, recreational open space and wildlife habitat in the Broadmarsh Coastal Park.

In addition to the coast and harbour, the Council recognises that the stream corridors (Hermitage, Lymbourne River and the River Ems) are an important part of the landscape character of the Borough. Local Plan policies have been developed to recognise and protect their nature conservation value, water related recreation and public access.

### **Marine Environment**

This part of the Hampshire coast is covered by the East Solent Area and the Shoreline Management Plan (1997). The coastline is divided into management units where a strategic view is taken in respect to coastal defence: to hold the line; manage retreat; do nothing; or advance the line. There is a coastal defence strategy for Hayling Island (1999), however few of the actions from this strategy have currently been realised. The Hayling Island North Strategy is at pre consultation draft stage. The 'Portchester to Emsworth Coastal Plain Strategy', which covers the heads of the harbour mainland, it is currently at the consultation draft stage. The North Solent SMP will eventually supersede the current plan, when there is likely to be a shift away from a strategy to hold the line across to a managed retreat in some areas, which will have significant landscape impacts.

Langstone and Chichester Harbours have their own management plans, which both deal with landscape issues.

The Marine Bill will bring marine spatial planning on a statutory basis and covers the seascape up to the mean high water mark, overlapping with the current land planning documents.

Rhythm of the Tide is a joint local authority Chichester Harbour initiative with Heritage Lottery Fund funding. 45 projects were identified. Hampshire County

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Council have been involved with three of these, including: the removal of wrecks at the entrance to Mill Rythe, a solar powered boat which takes visitors around Chichester Harbour and a project on the Wadeway which connects Hayling with the mainland.

Langstone Harbour is one of 6 areas being assessed by 'Branch' (a joint European initiative 'Biodiversity Requires Adaptation in Northwest Europe under a Changing Climate') in South Hampshire and the Isle of Wight. As such, climate change (but not sea level rise) modelling predictions are being carried out.